

PROPOSED ADDITION AT:

235 BANYAN ROAD

PALM BEACH, FL 33480  
TOWN OF PALM BEACH, FLORIDA

RECEIVED  
By yfigueroa at 8:10 am, May 06, 2024



PATRICK RYAN O'CONNELL  
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PALM BEACH FL 33480  
FL LIC #: AA26003685  
WWW.PROARCHITECT.COM  
tel (561)-331-2048

COA: 23-043 ZON: 23-117  
"FINAL RESUBMITTAL"

FINAL RESUBMITTAL DATE: 04-29-2024  
LANDMARKS DATE OF HEARING: 05-22-2024  
TOWN COUNCIL DATE OF HEARING: 07-17-2024

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24. PREVIOUS AND CURRENT EAST ELEVATION	SURVEY
24A. PREVIOUS AND CURRENT SOUTH ELEVATION	

SCOPE OF WORK

- PROPOSED 1,147 S.F. TWO STORY ADDITION
- PROPOSED TRELLIS CONNECTION 162 S.F.
- LANDSCAPE
- HARDSCAPE

VARIANCE RELIEF

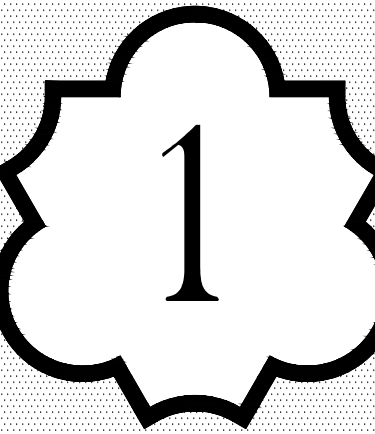
- a) VARIANCE #1: SEC. 134-843(5) A VARIANCE REQUEST FOR A FRONT YARD SETBACK OF 30'-3 <sup>3</sup>/<sub>4</sub>" IN LIEU OF THE 35'-0" REQUIRED.
- b) VARIANCE #2: SEC.134-843 (8) A VARIANCE REQUEST FOR A SIDE YARD SETBACK OF 12' IN LIEU OF THE 15' REQUIRED.
- c) VARIANCE #3: SEC. 134-843(7) A VARIANCE REQUEST TO EXEMPT THE BUILDING HEIGHT PLANE INCREASE OF TWO FEET OF FRONT SETBACK FOR EACH ONE FOOT OF BUILDING HEIGHT PER THE R-A ZONING DISTRICT.

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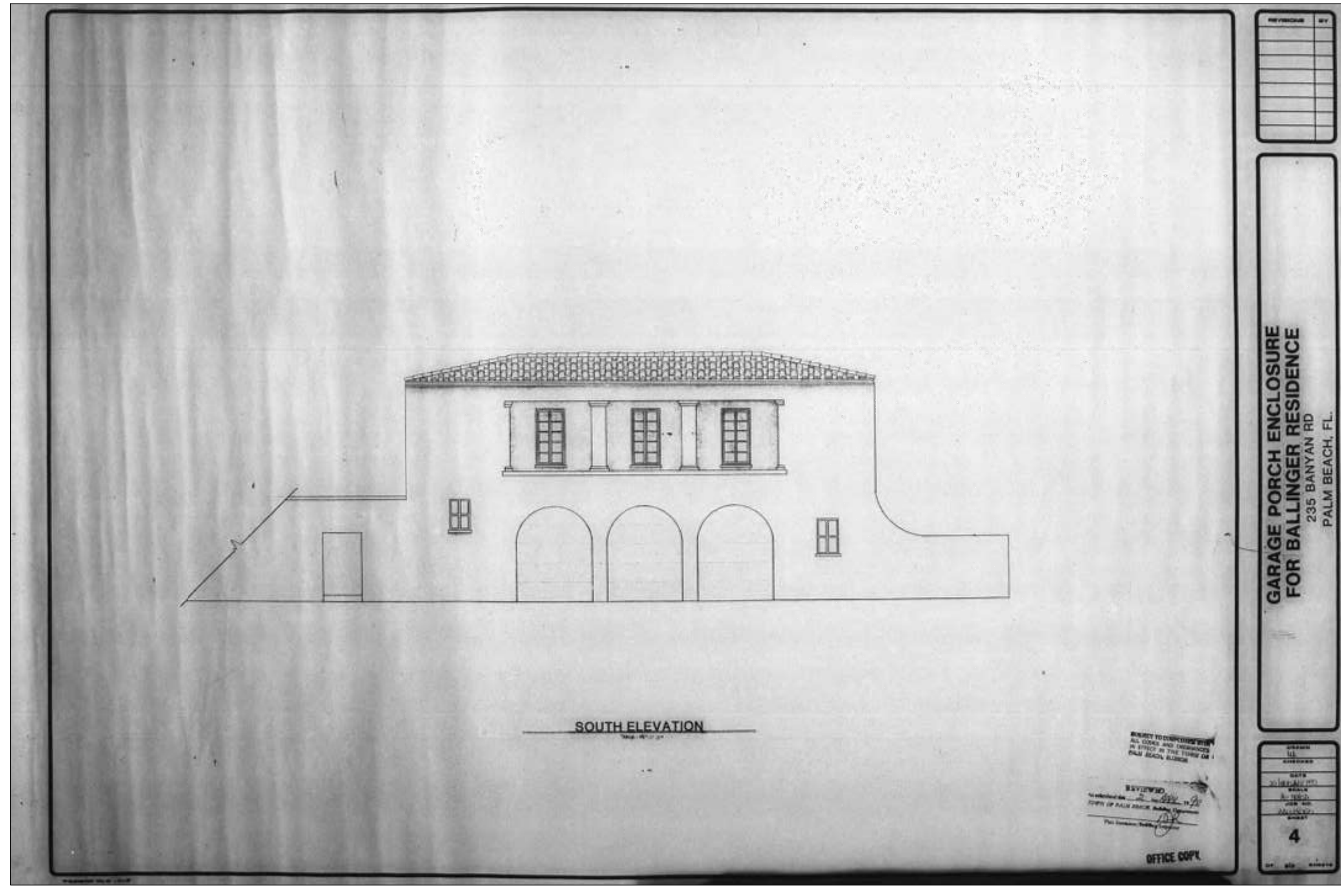
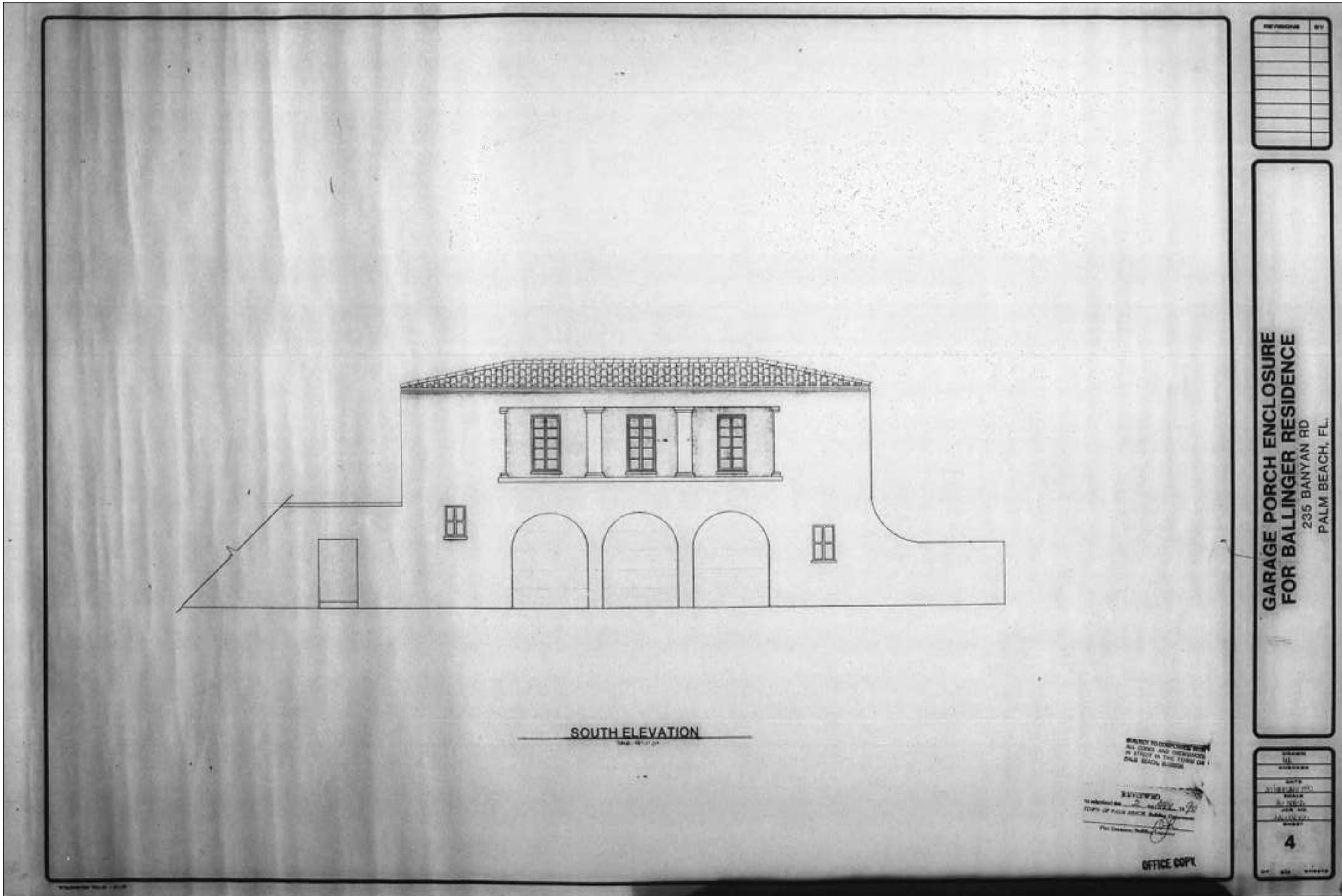
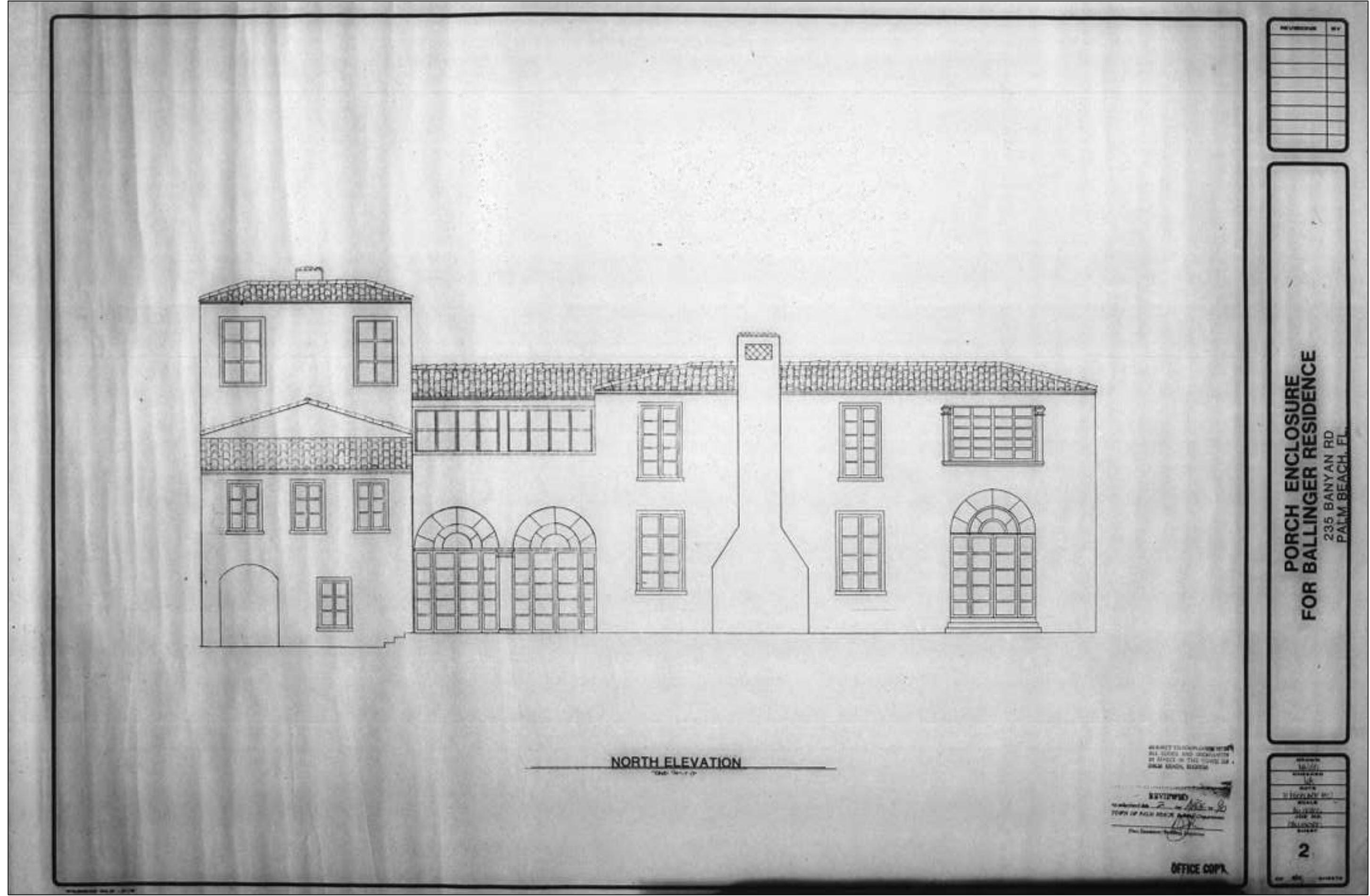
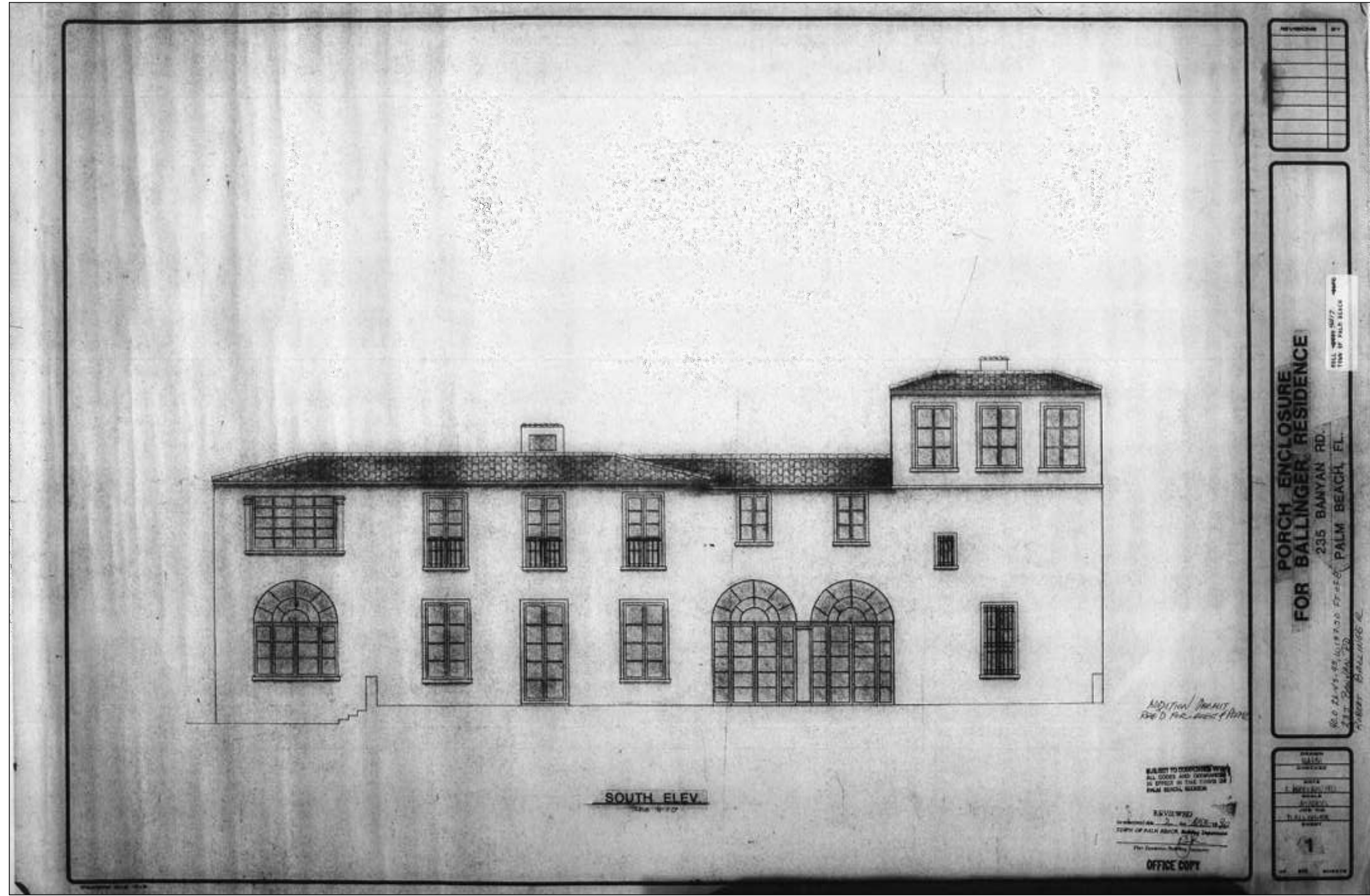
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ARCHITECT:	CIVIL ENGINEER:	LANDSCAPE ARCHITECT:	SURVEYOR:
PATRICK RYAN O'CONNELL ARCHITECT 400 ROYAL PALM WAY, SUITE 206 PALM BEACH, FL 33480	GRUBER CONSULTING ENGINEERS, INC. 2475 MERCER AVE, SUITE 305 WEST PALM BEACH, FL 33401 561-312-2041	ENVIRONMENT DESIGN GROUP 139 NORTH COUNTY ROAD, SUITE 20-B PALM BEACH, FL 33480 561-832-4600	WALLACE SURVEYING CORP. 5553 VILLAGE BLVD. WEST PALM BEACH, FL 33407 561-640-4551





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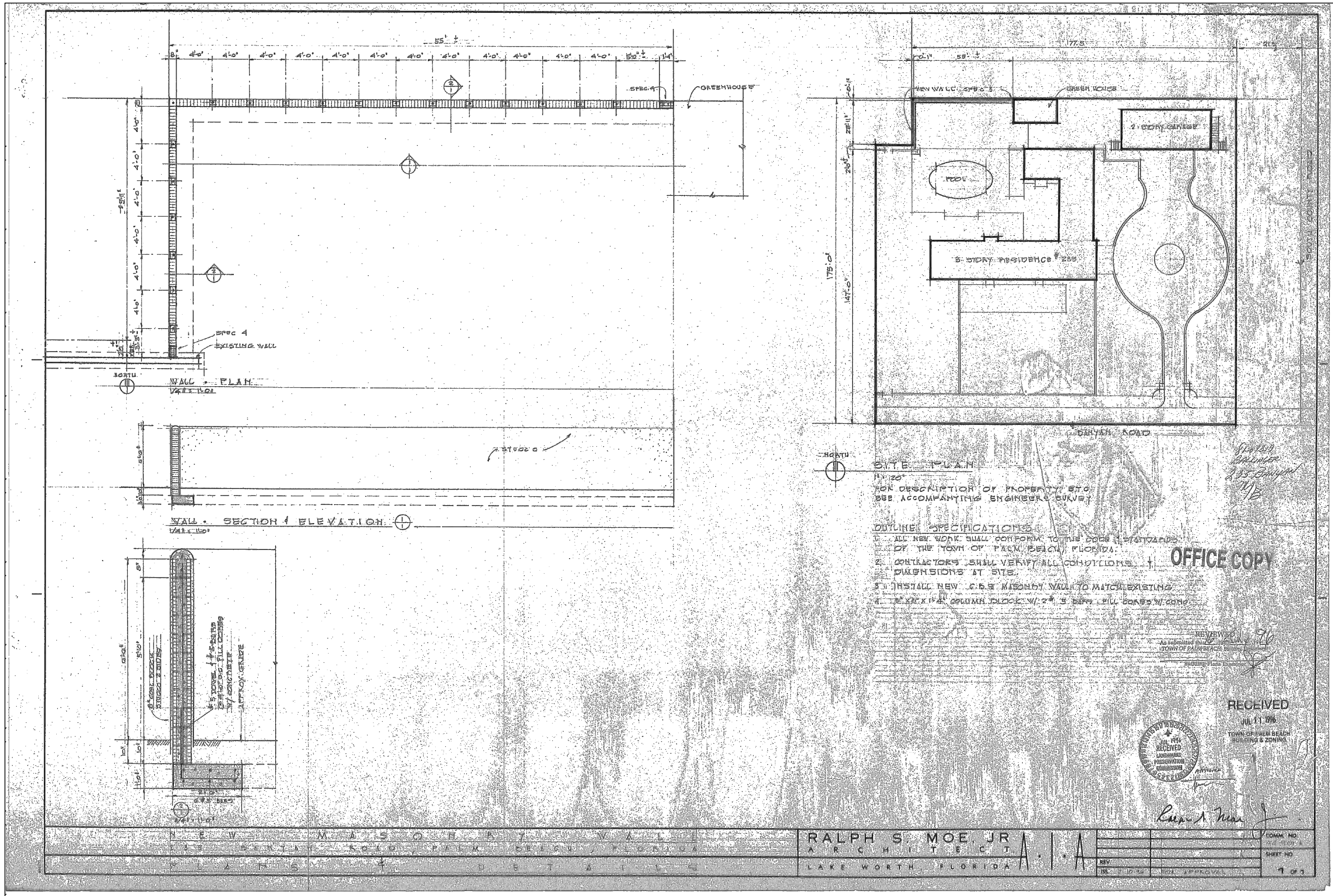
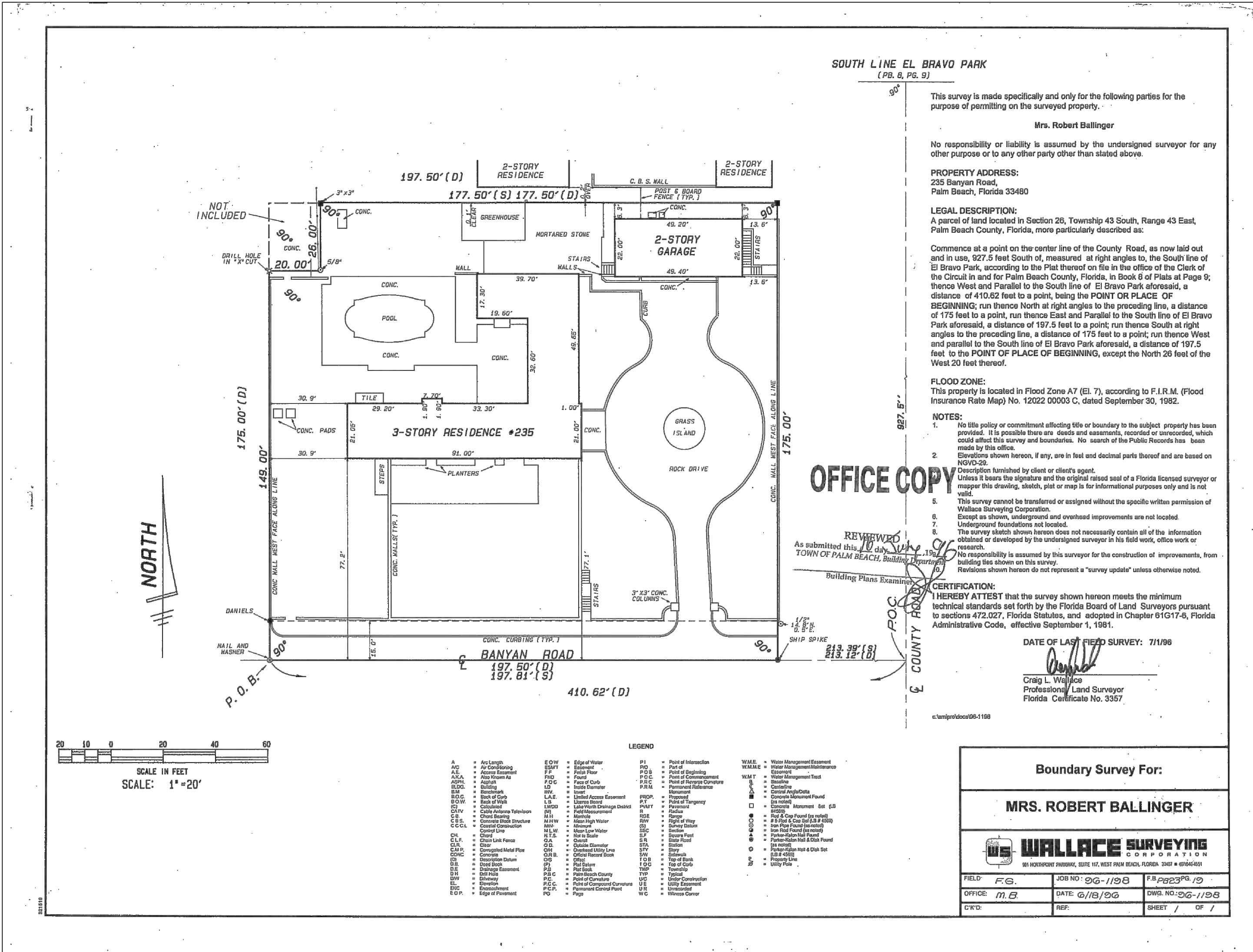
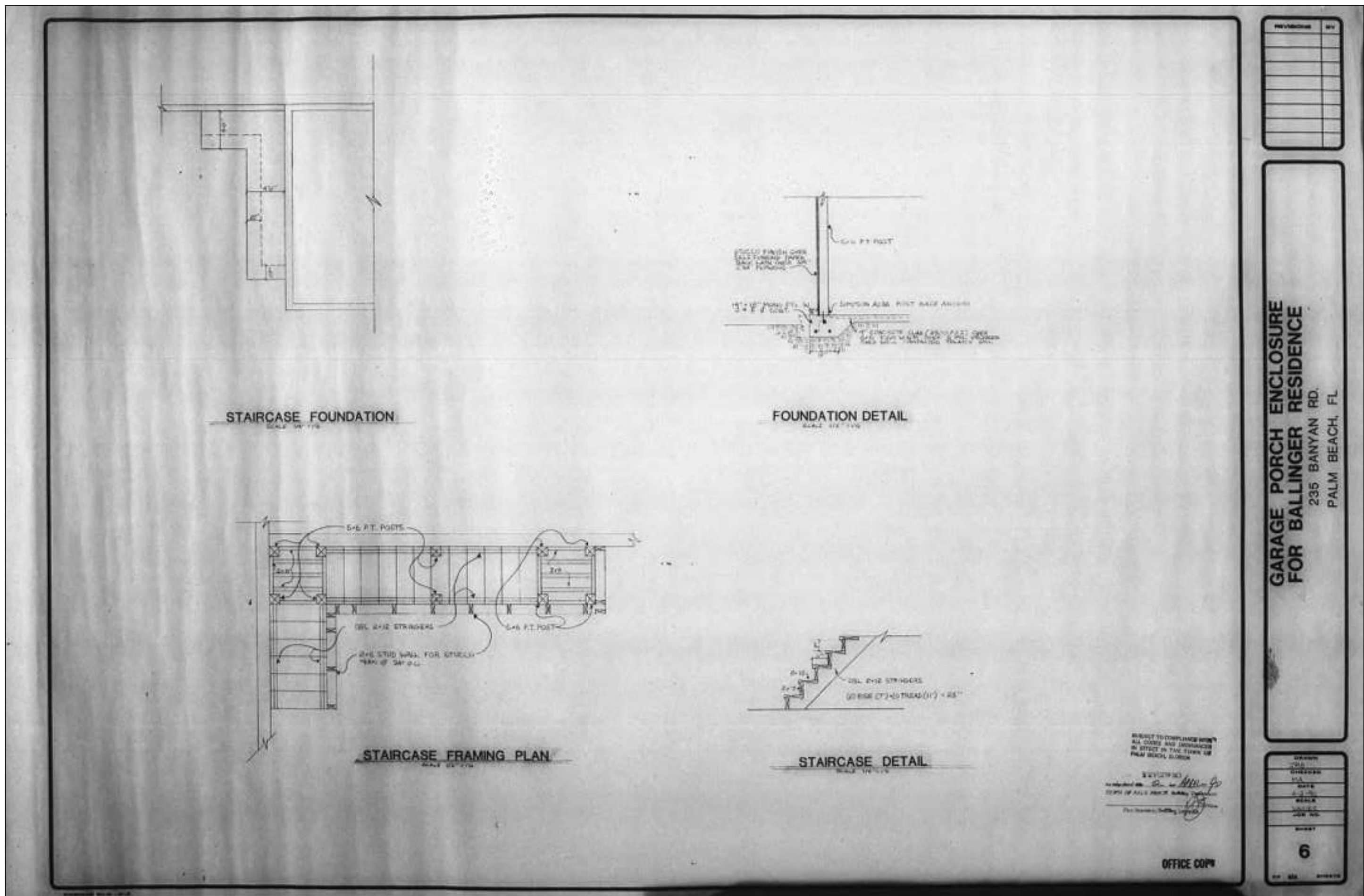
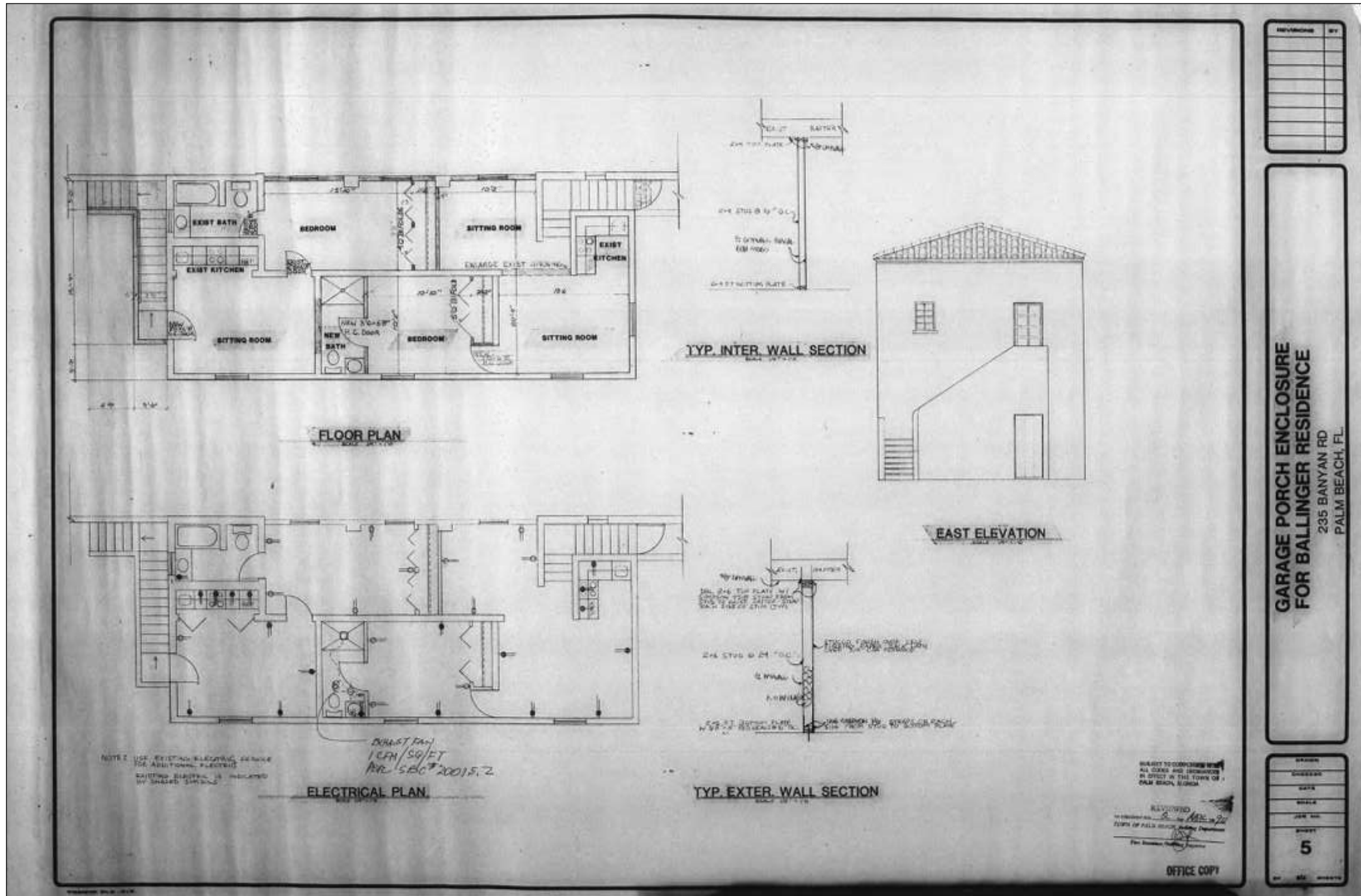
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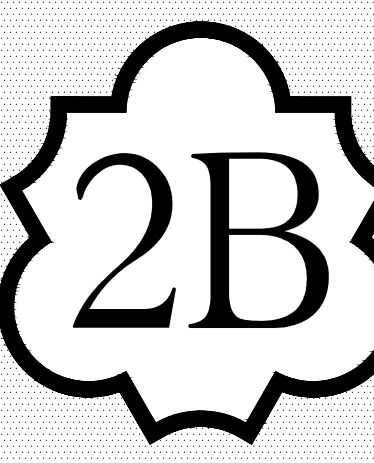


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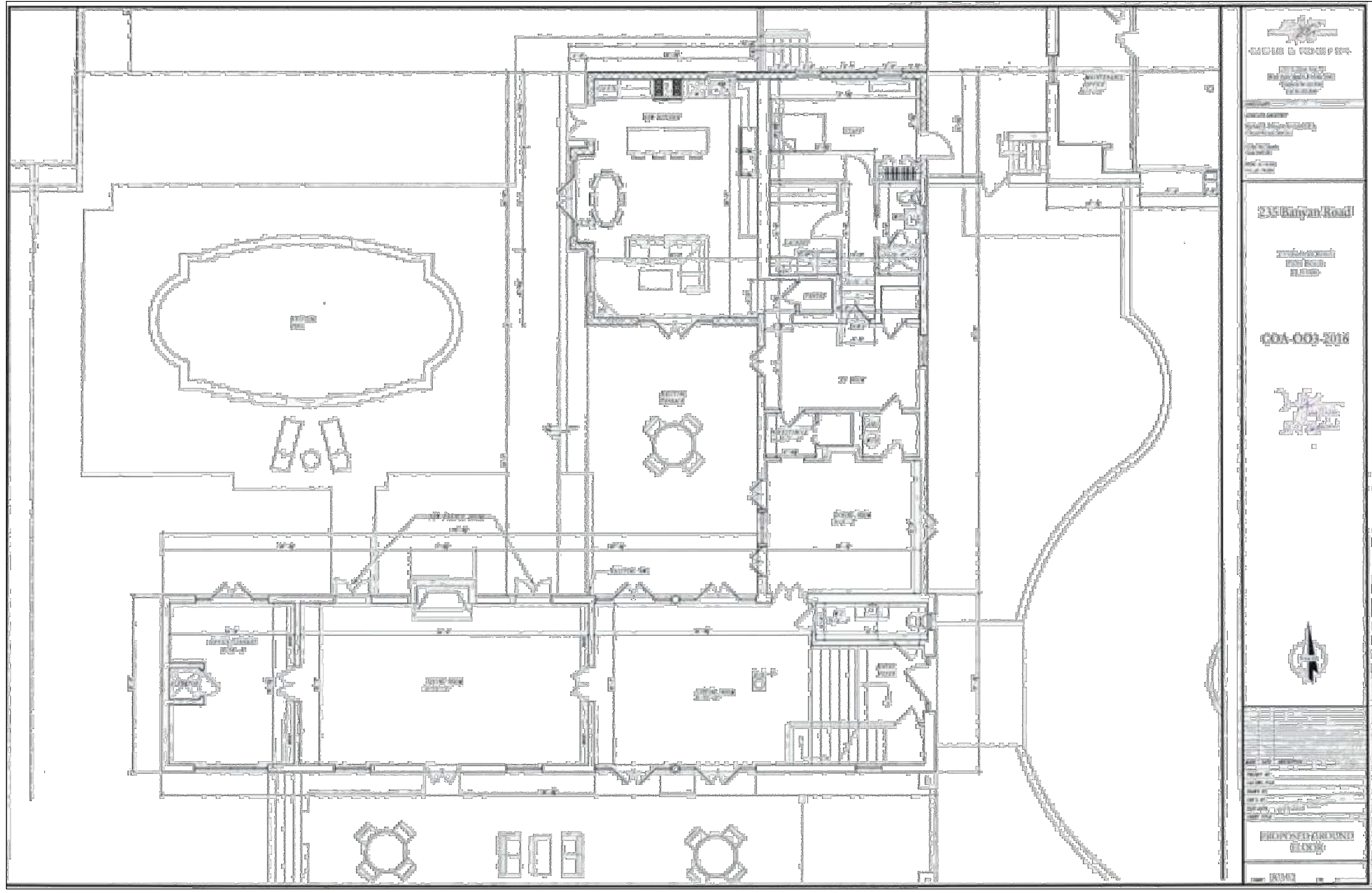
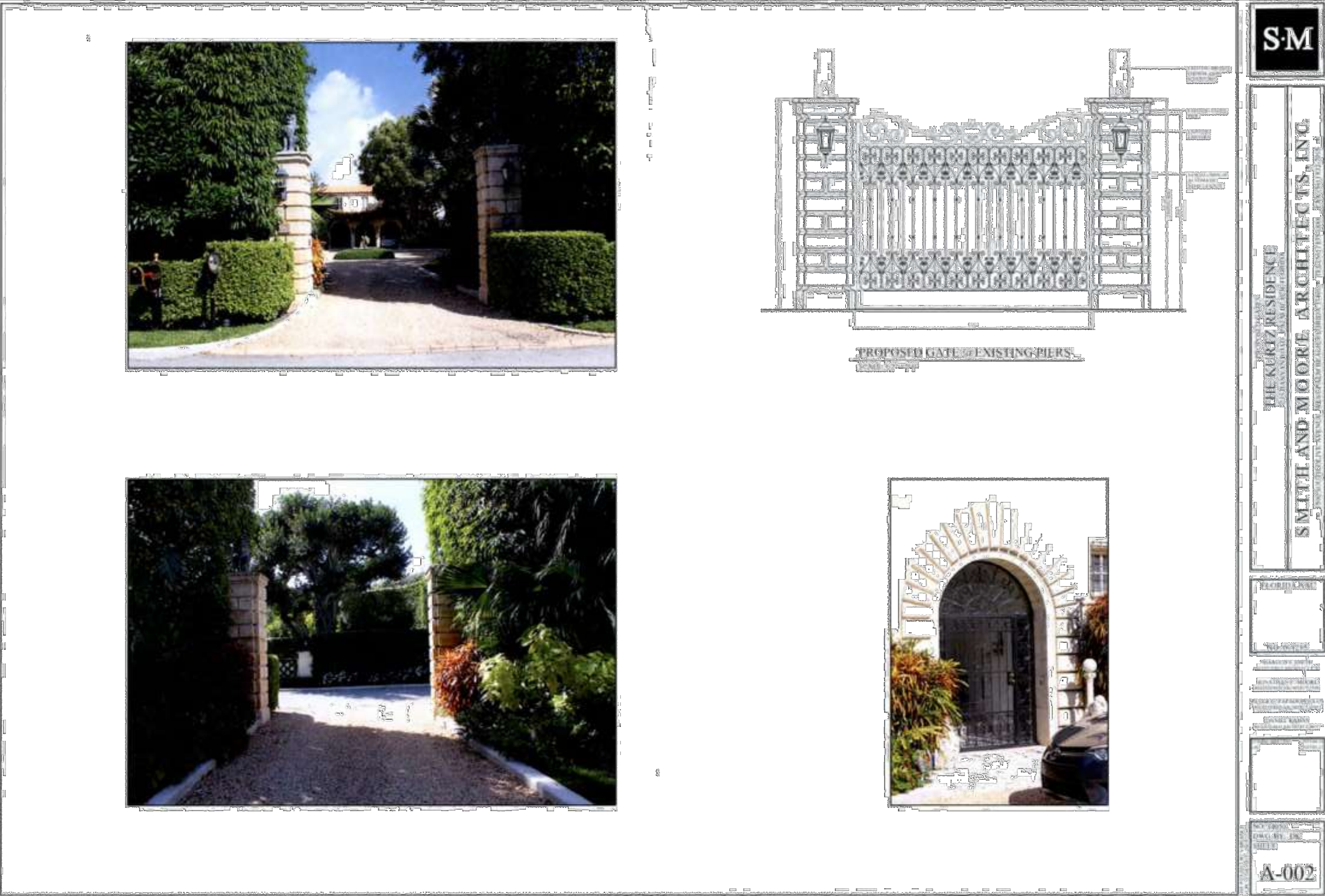
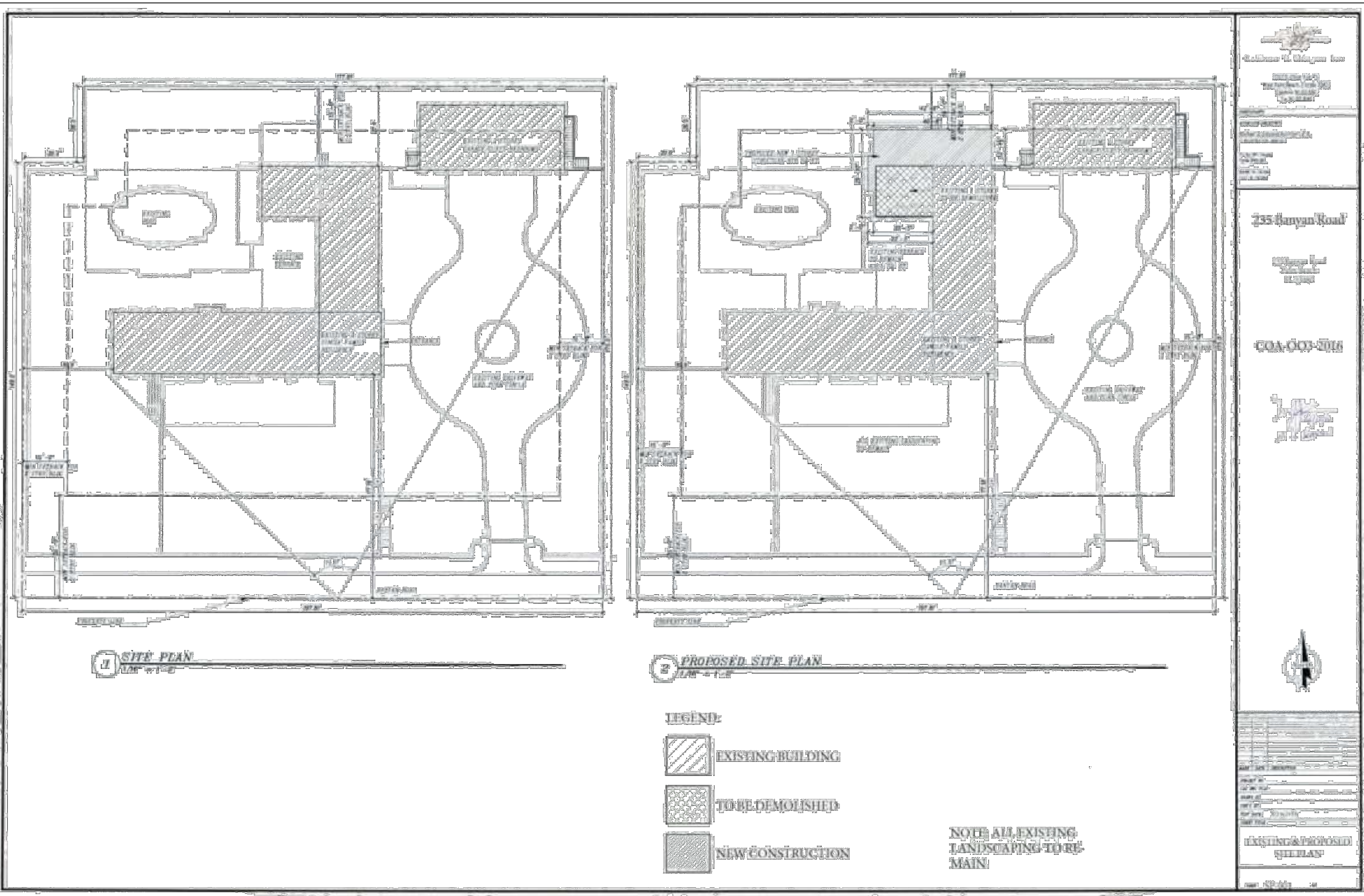
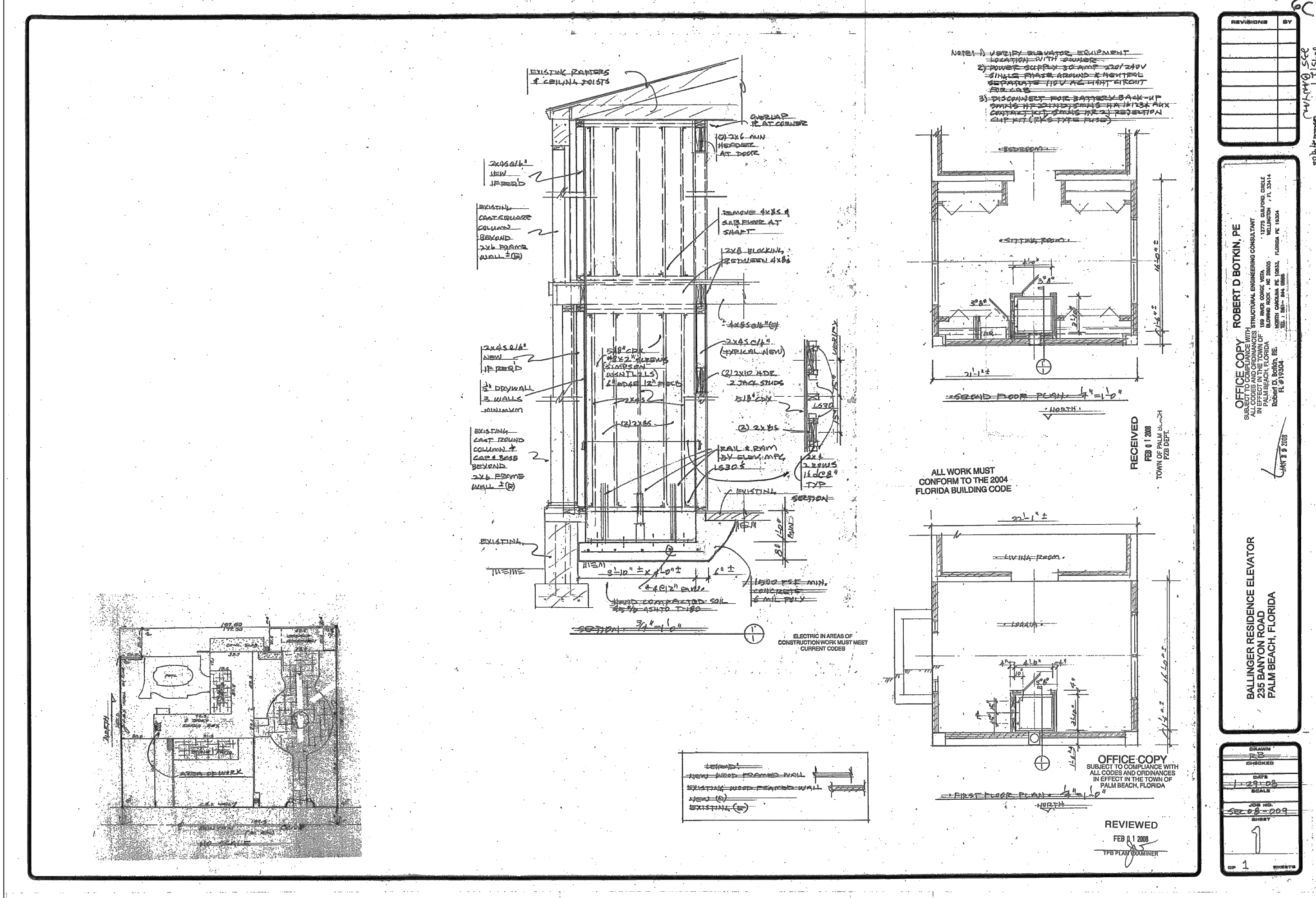
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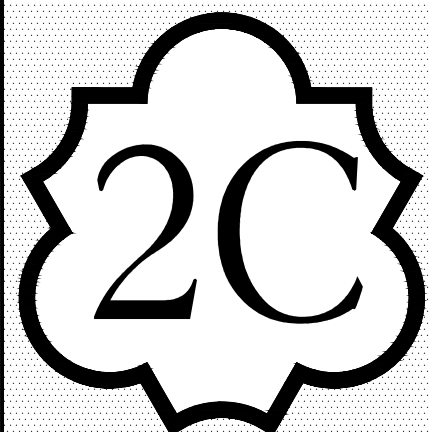


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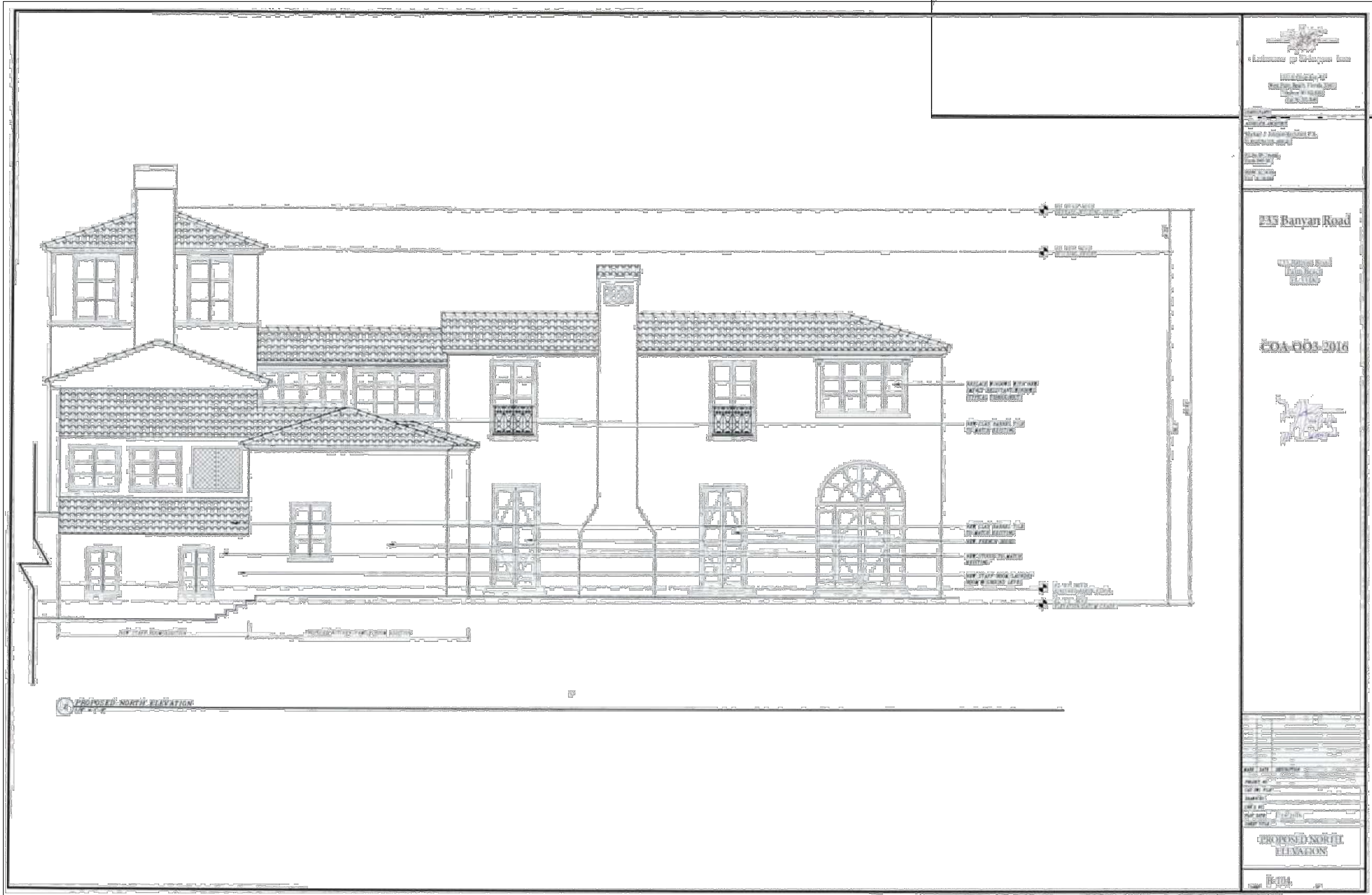
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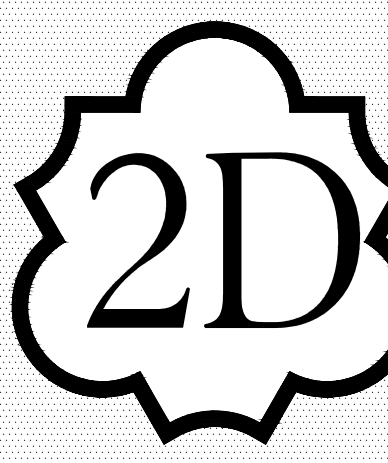


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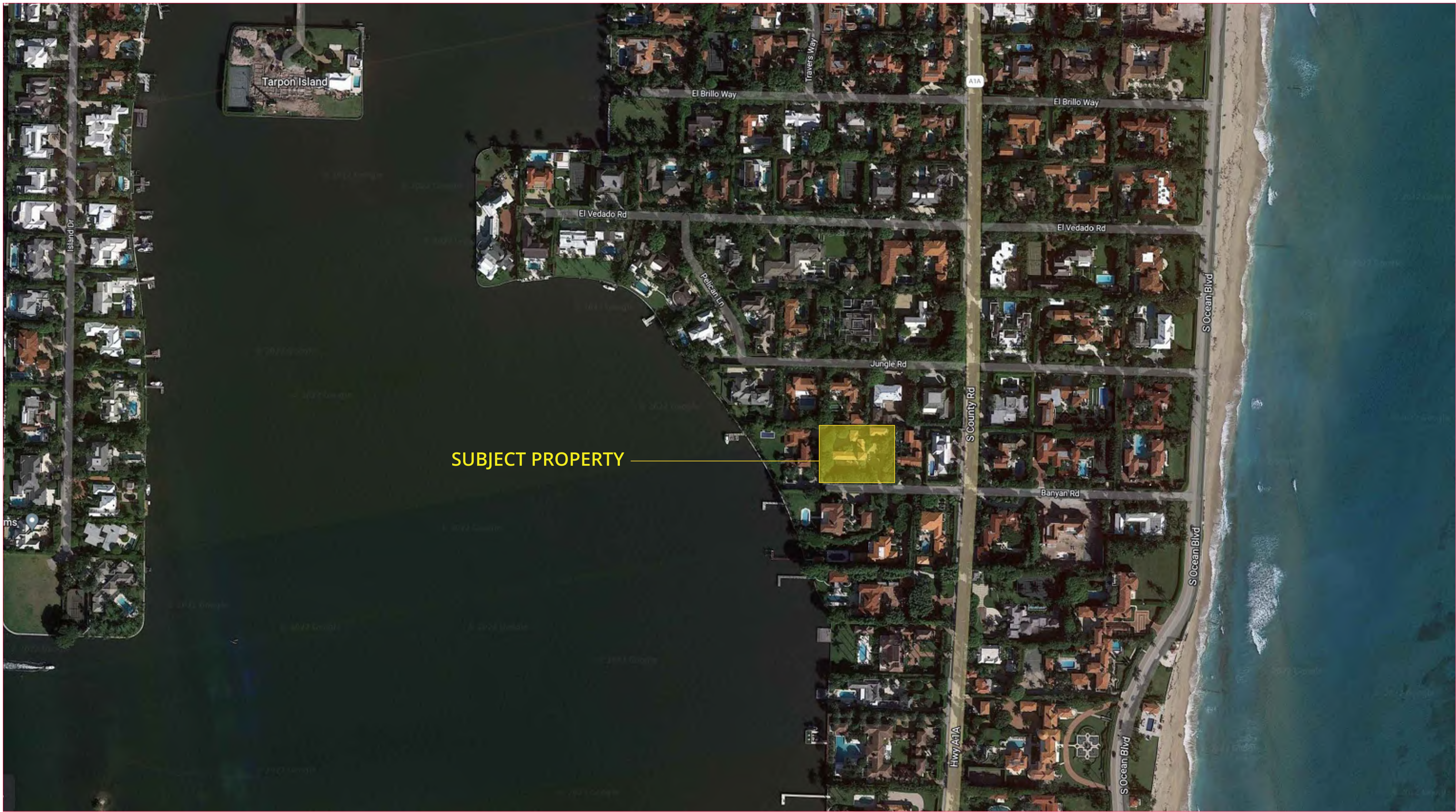
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SUBJECT PROPERTY



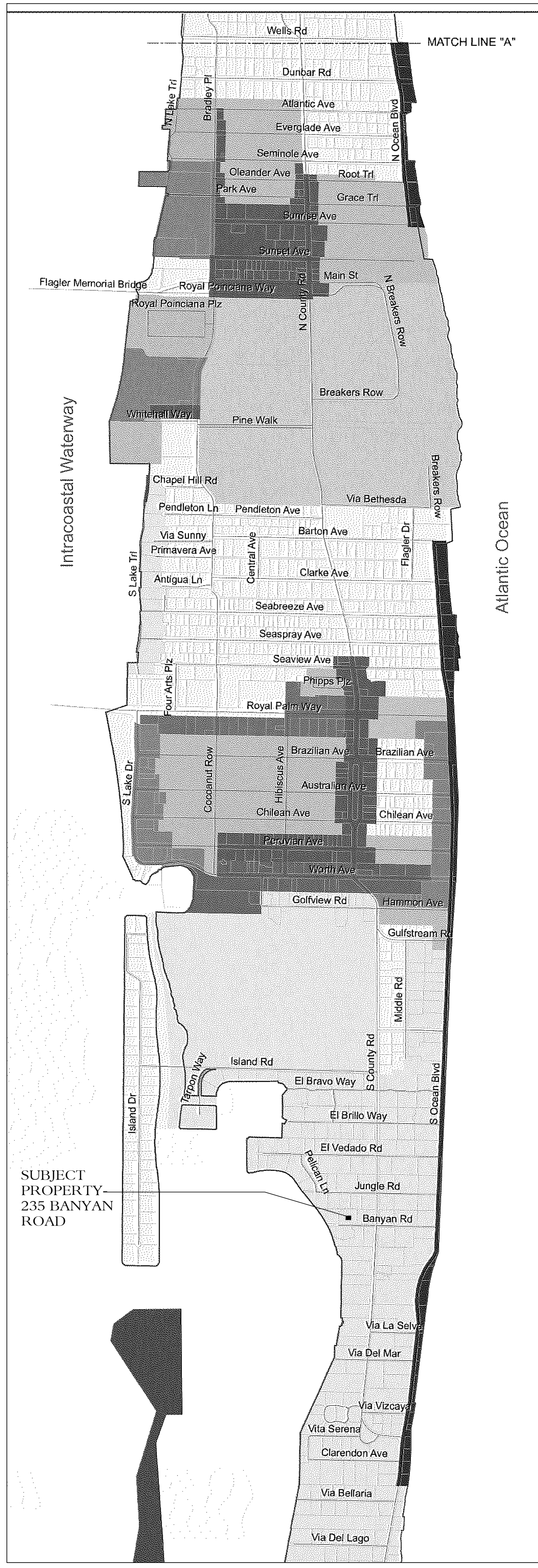
VICINITY LOCATION MAP  
N.T.S.



AERIAL VIEW LOOKING NORTHEAST  
N.T.S.



AERIAL VIEW LOOKING SOUTHWEST  
N.T.S.



TOWN OF PALM BEACH MAP  
N.T.S.

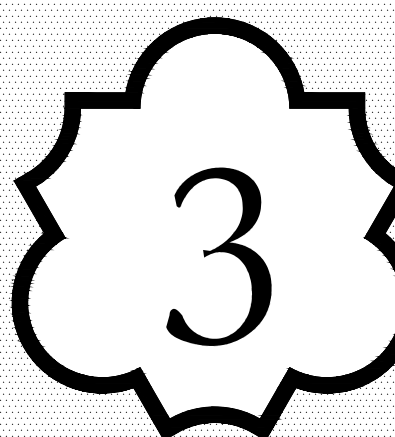


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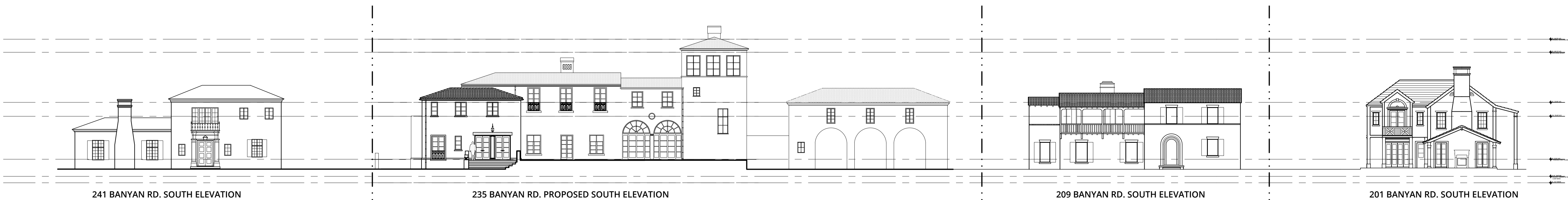
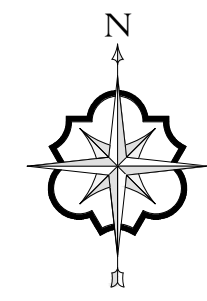




1

PROPOSED LOCATION PLAN

1/32" = 1'-0"



2

STREETSCAPE ELEVATION

N.T.S.



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PROPOSED ACC. STRUCTURE :  
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4





A - 240 BANYAN RD (SOUTH NEIGHBOR)



B - 240 BANYAN RD (SOUTH NEIGHBOR)

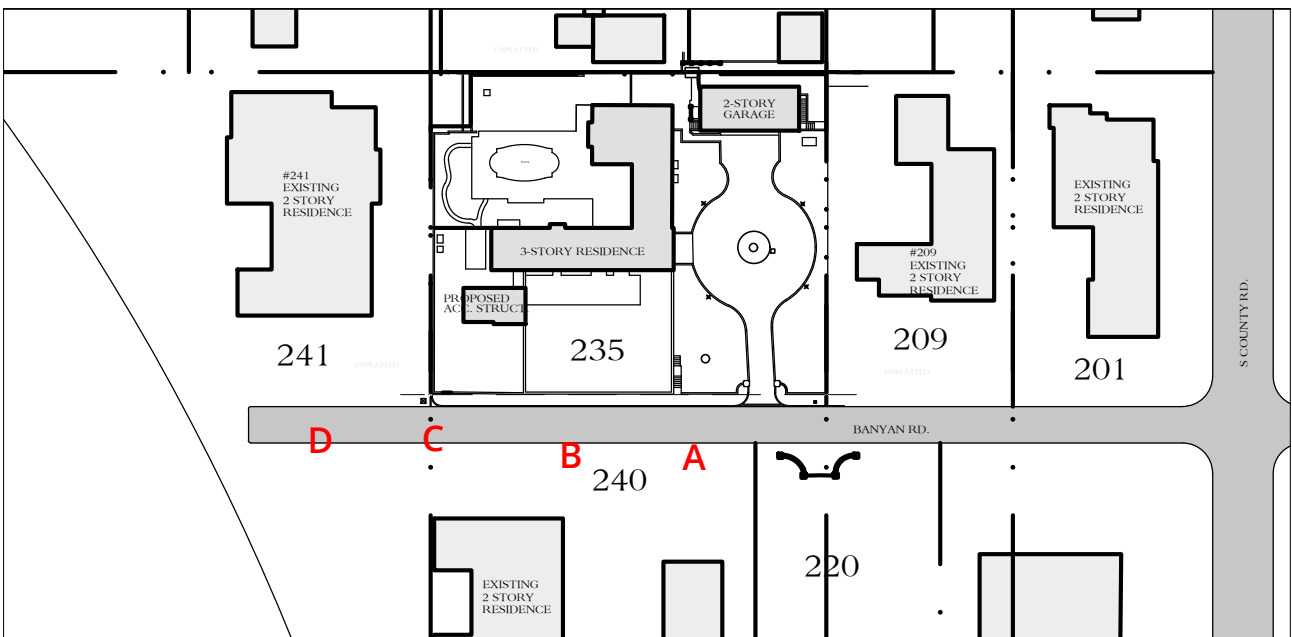


C - 241 BANYAN RD (WEST NEIGHBOR)



D - 241 BANYAN RD (WEST NEIGHBOR)

EXISTING NEIGHBORHOOD CONTEXT PHOTOS



KEY PLAN



**PATRICK RYAN  
O'CONNELL**  
ARCHITECT

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A - 220 BANYAN RD LOOKING SOUTHEAST



B - 209 BANYAN RD (EAST NEIGHBOR)



C - 235 BANYAN RD ACROSS THE STREET

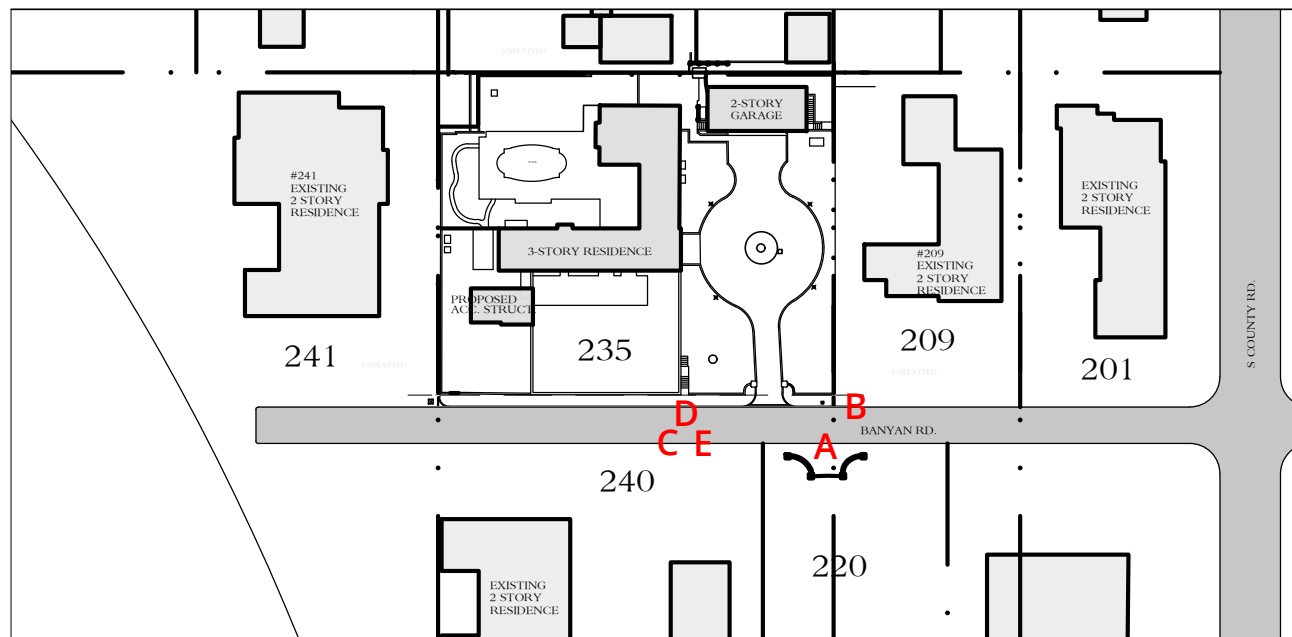


D - 235 BANYAN RD (ACCESS STAIRS)



E - 235 BANYAN RD ACROSS THE STREET

EXISTING NEIGHBORHOOD CONTEXT PHOTOS



KEY PLAN



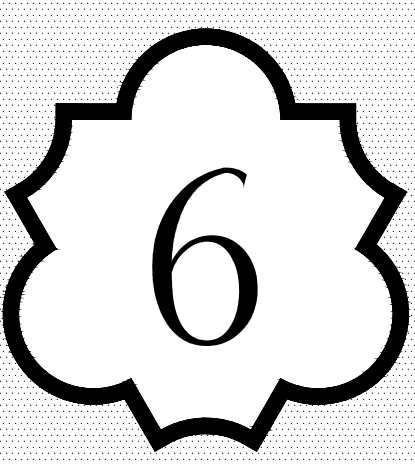
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A - 235 BANYAN RD ENTRY



B - GARAGE (SOUTH ELEVATION)



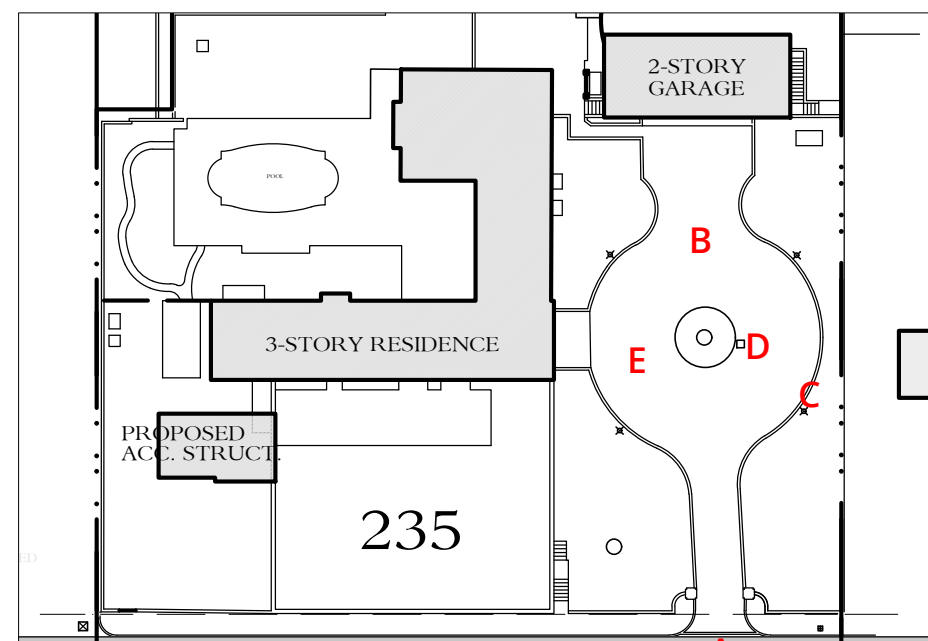
C - EXISTING EAST ELEVATION/GARAGE



D - EXISTING EAST ELEVATION



E - TOWER (EAST ELEVATION)



KEY PLAN



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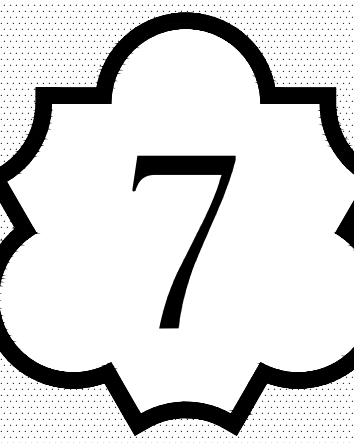
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A - EXISTING SOUTH ELEVATION



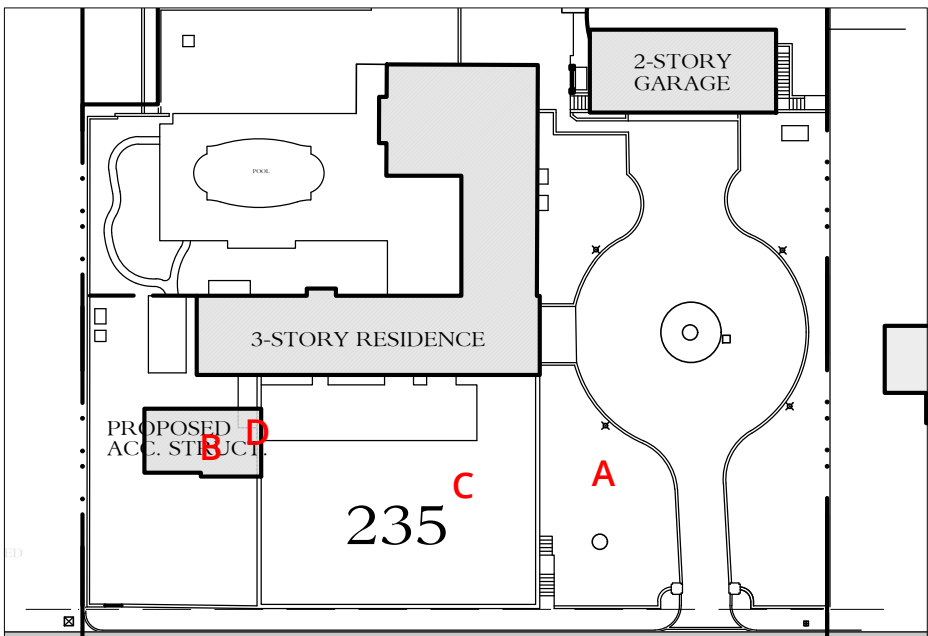
B - EXISTING SOUTH ELEVATION



C - EXISTING SOUTH ELEVATION



D - EXISTING SOUTH ELEVATION



KEY PLAN

  
**PATRICK RYAN O'CONNELL**  
ARCHITECT

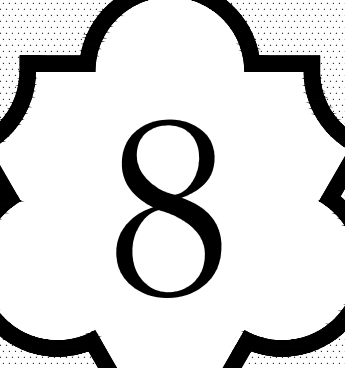
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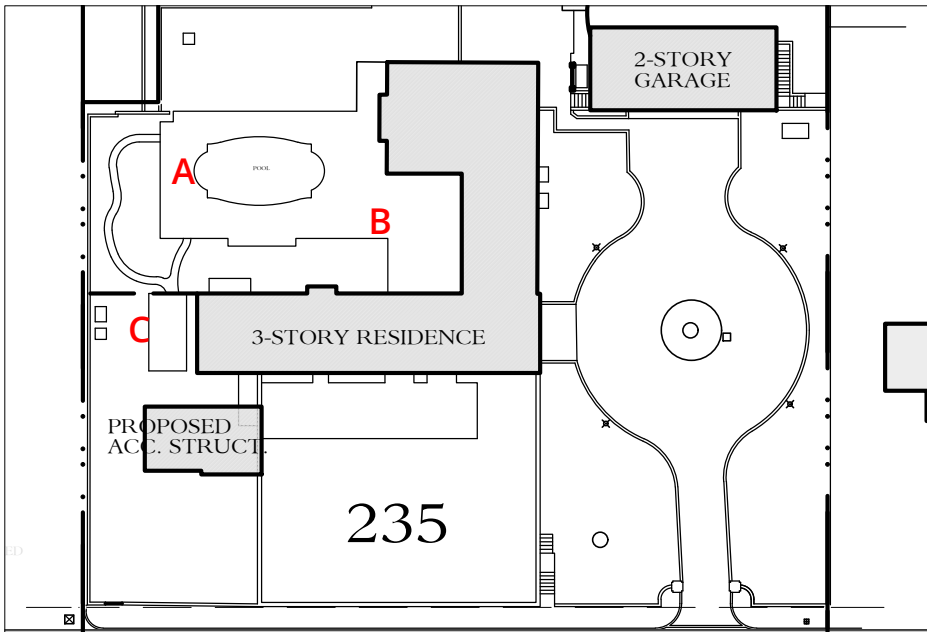
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B - EXISTING WEST ELEVATION



C - EXISTING WEST ELEVATION



KEY PLAN

EXISTING EXTERIOR PHOTOS



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400 ROYAL PALM WAY, SUITE 206  
PALM BEACH FL 33480  
FL LIC # A26003685  
tel (561) 331-2048 WWW.PROARCHITECT.COM

PROPOSED ADDITION :

**235 BANYAN ROAD**

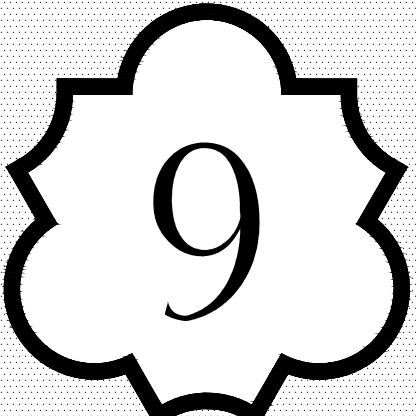
Palm Beach, FL 33480

Project #: 23-009
Drawn by: PRO,AR
Date(s):
28 AUG. 2023 - PRE APP MEETING
05 OCT. 2023 - FIRST SUBMITTAL
20 NOV. 2023 - SECOND SUBMITTAL
07 DEC. 2023 - FINAL SUBMITTAL
26 FEB. 2024 - SECOND SUBMITTAL
11 MARCH. 2024 - FINAL SUBMITTAL
29 APRIL. 2024 - FINAL RESUBMITTAL

SEAL

PATRICK RYAN O'CONNELL

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A - EXISTING NORTH ELEVATION



B - EXISTING NORTH ELEVATION



C - EXISTING NORTH ELEVATION

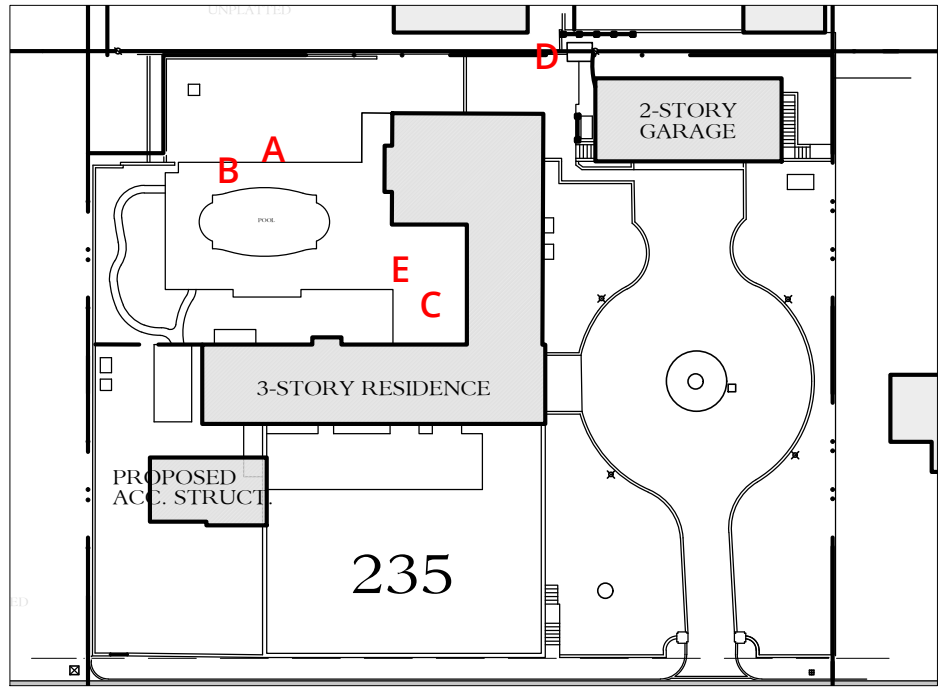


D - EXISTING NORTH ELEVATION



E - EXISTING NORTH ELEVATION

EXISTING EXTERIOR PHOTOS



KEY PLAN



**PATRICK RYAN  
O'CONNELL**  
ARCHITECT

**PATRICK RYAN O'CONNELL  
ARCHITECT, LLC.**

400 ROYAL PALM WAY, SUITE 206  
PALM BEACH, FL 33480  
FL LIC # A26003685  
tel (561) 331-2048    WWW.PROARCHITECT.COM

**PROPOSED ADDITION :**

**235 BANYAN ROAD**

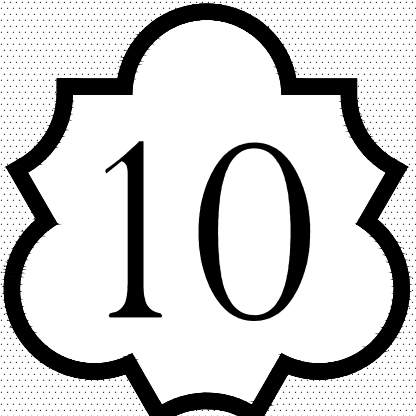
Palm Beach, FL 33480

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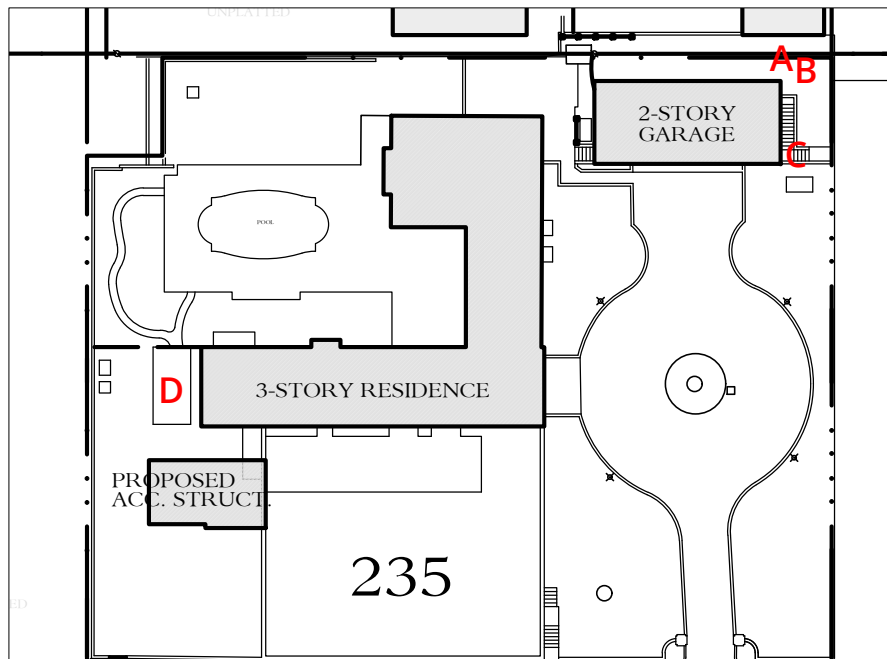
A - EXISTING NORTH ELEVATION - GARAGE



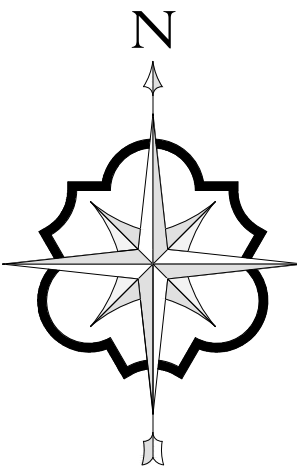
B/C - EXISTING EAST ELEVATION (GARAGE)



D - A.C. EQUIPMENT  
(WEST SIDE OF THE HOUSE)



KEY PLAN





PATRICK RYAN  
O'CONNELL  
ARCHITECT

PATRICK RYAN O'CONNELL  
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400 ROYAL PALM WAY, SUITE 206  
PALM BEACH, FL 33480  
FL LIC # A26003685  
tel (561) 331-2048 WWW.PROARCHITECT.COM

PROPOSED ADDITION :

**235 BANYAN ROAD**

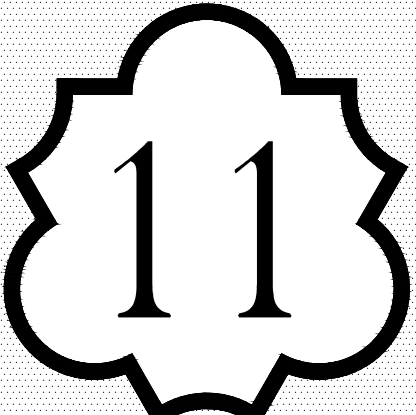
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A - EXISTING WALL CONNECTION AT GARAGE

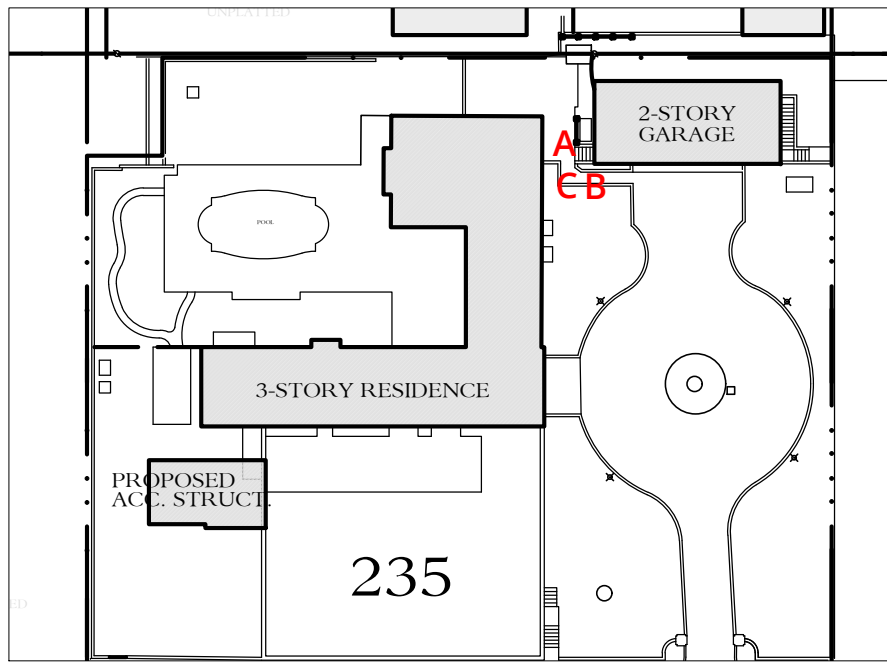


B - EXISTING WALL CONNECTION AT GARAGE

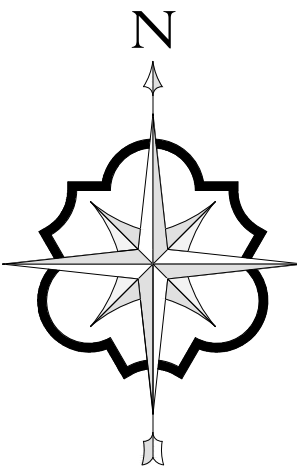


C - EXISTING WALL CONNECTION AT GARAGE

EXISTING EXTERIOR PHOTOS AT GARAGE CONNECTION

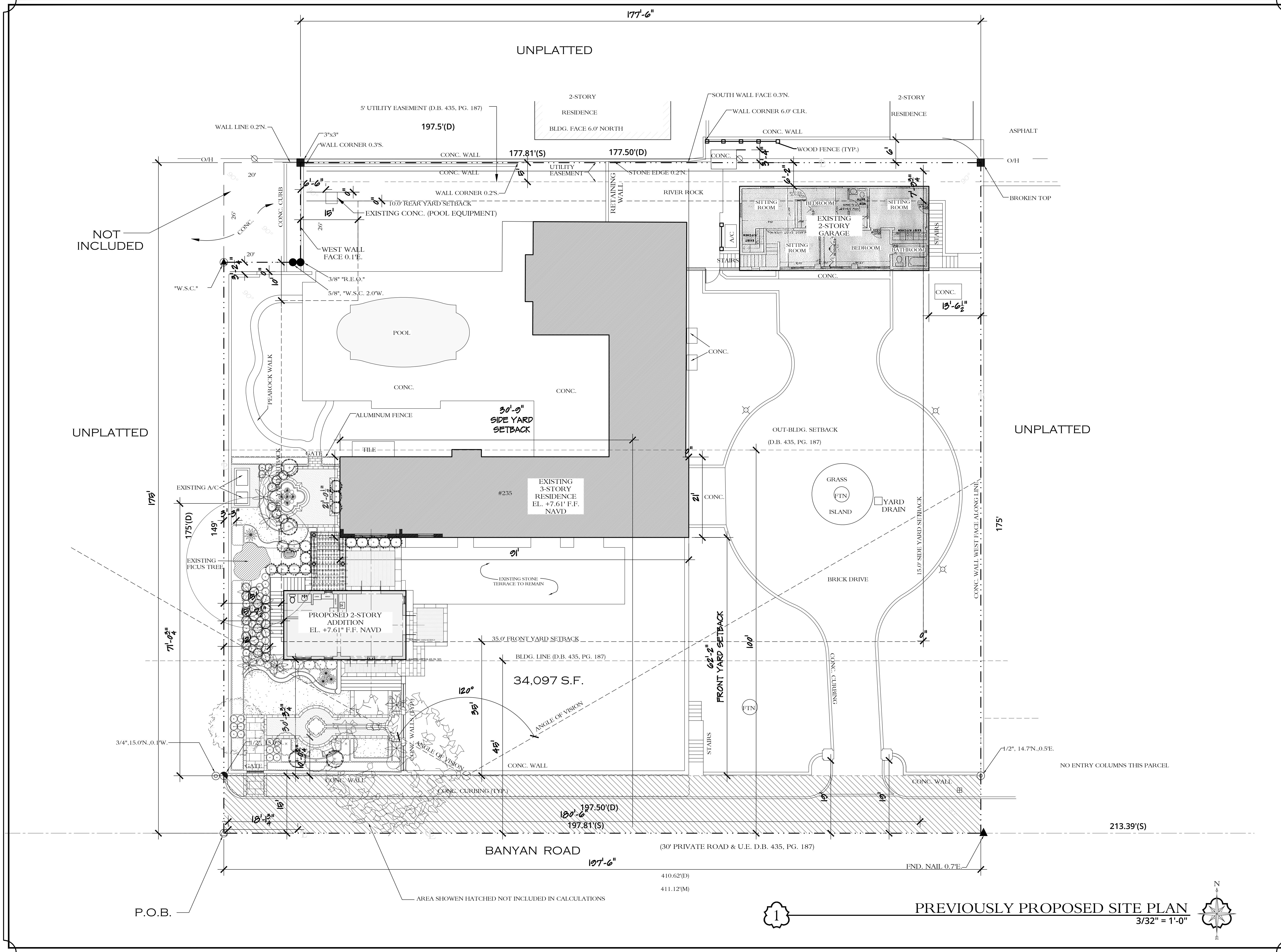


KEY PLAN



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**PATRICK RYAN  
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400 ROYAL PALM WAY, SUITE 206  
PALM BEACH FL 33480  
FL LIC #: AA26003685  
tel (561)-331-2048 WWW.PROARCHITECT.COM

**PROPOSED ACC. STRUCTURE :**


**235 BANYAN ROAD**

Palm Beach, FL 33480

<b>Project #:</b> 23-009
<b>Drawn by:</b> PRO,AR
<b>Date(s):</b>
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13



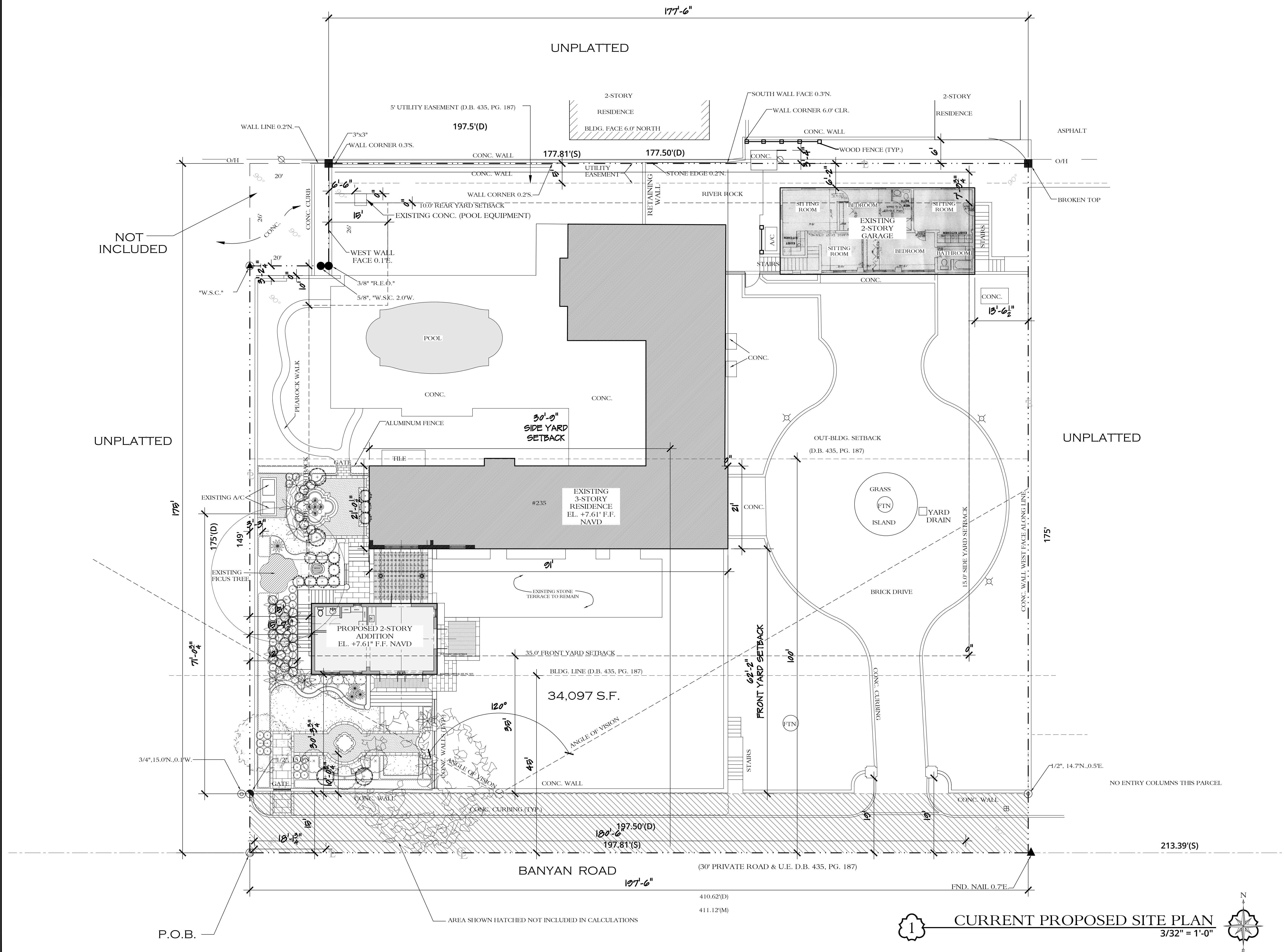


tel (561)-331-2048 [WWW.PROARCHITECT.COM](http://WWW.PROARCHITECT.COM)

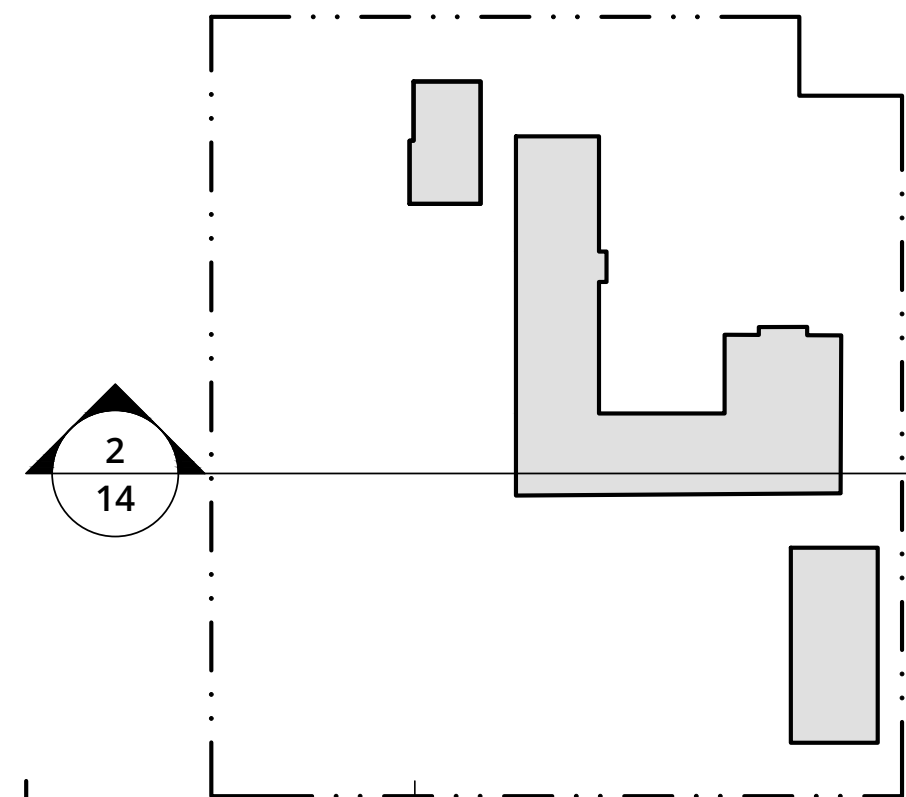
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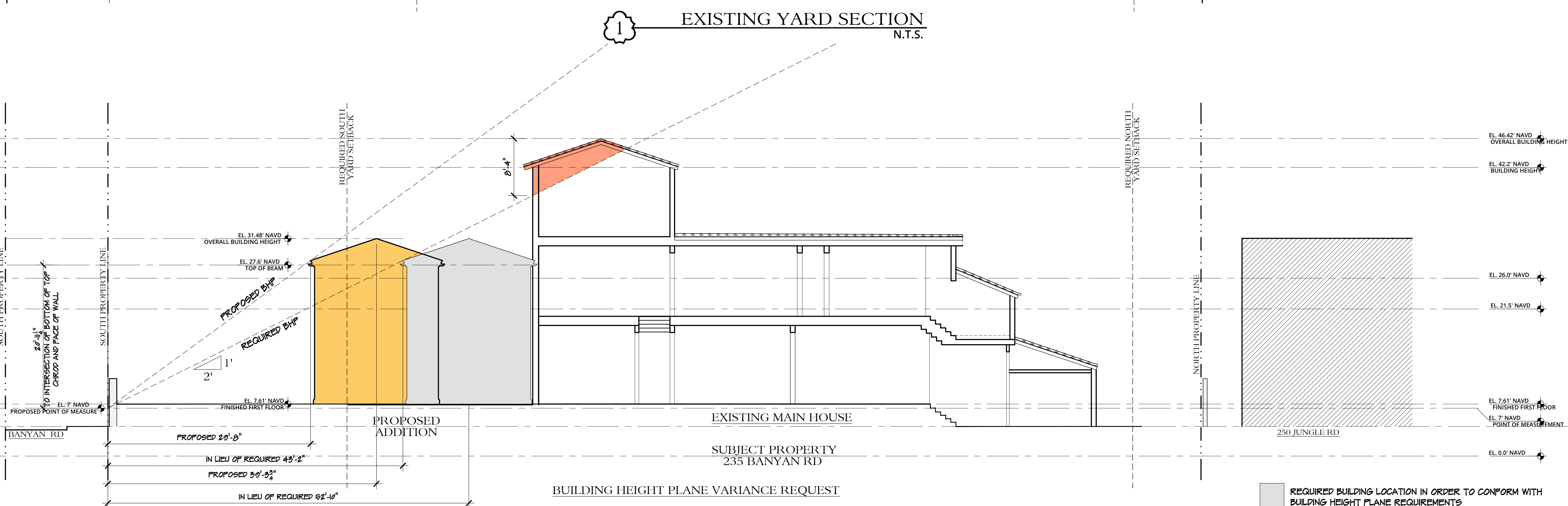
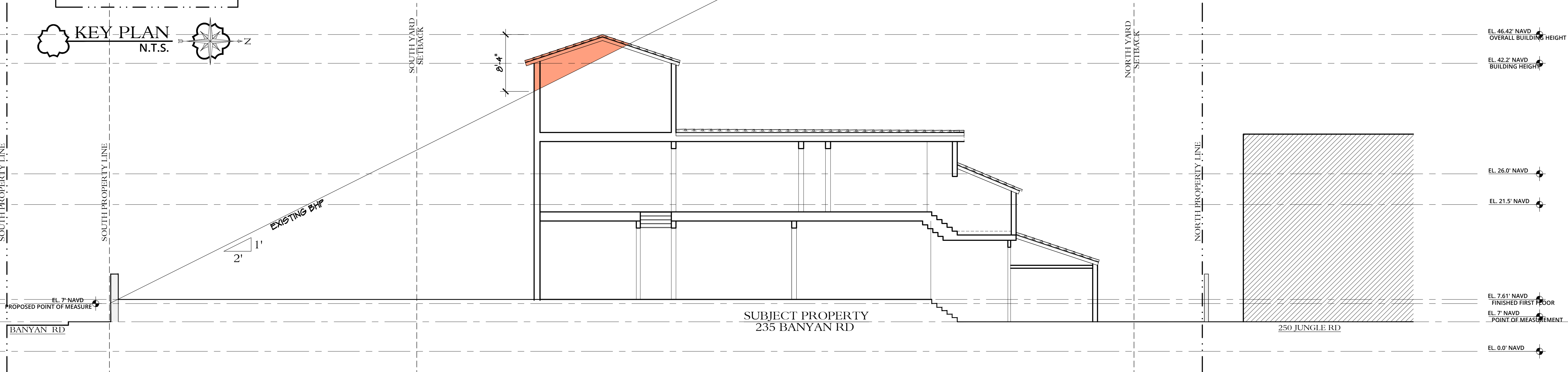
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KEY PLAN  
N.T.S.



- REQUIRED BUILDING LOCATION IN ORDER TO CONFORM WITH BUILDING HEIGHT PLANE REQUIREMENTS
- CURRENT PROPOSED BUILDING
- EXISTING BUILDING



PATRICK RYAN  
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ARCHITECT

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PALM BEACH FL 33480  
FL LIC #: AA26003685  
WWW.PROARCHITECT.COM  
tel (561) 331-2048

PROPOSED ACC. STRUCTURE :  
235 BANYAN ROAD  
Palm Beach, FL 33480

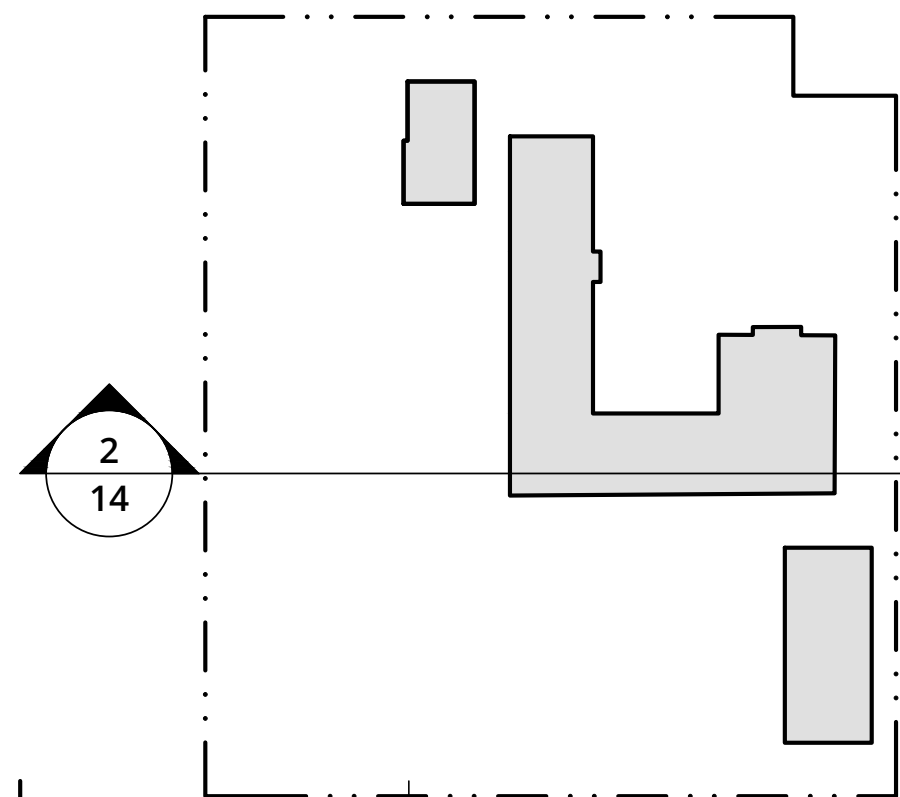
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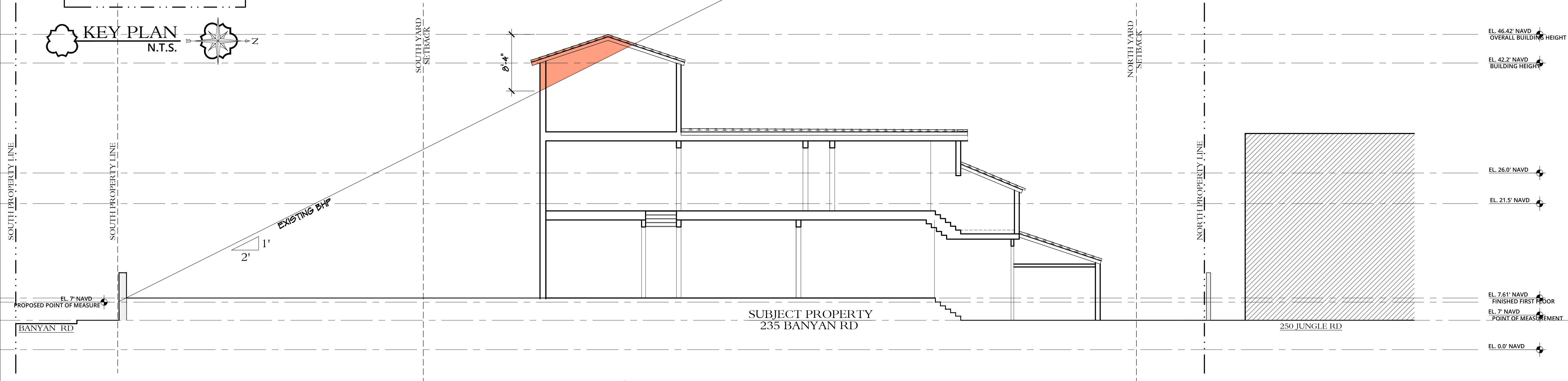
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14

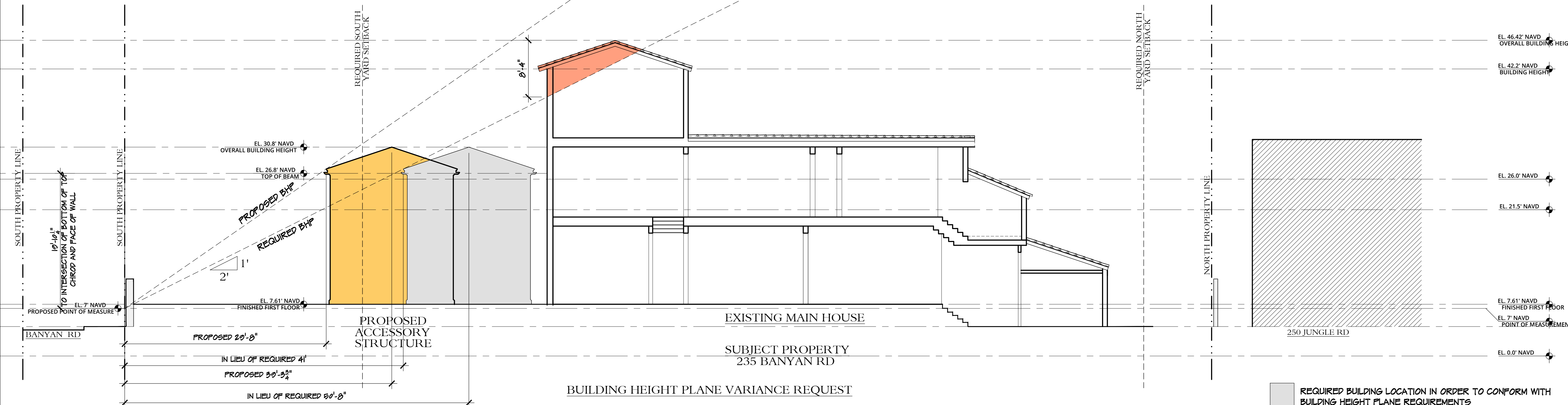




KEY PLAN  
N.T.S.



1 EXISTING YARD SECTION  
N.T.S.



2 CURRENT PROPOSED YARD SECTION  
N.T.S.

- REQUIRED BUILDING LOCATION IN ORDER TO CONFORM WITH BUILDING HEIGHT PLANE REQUIREMENTS
- CURRENT PROPOSED BUILDING
- EXISTING BUILDING



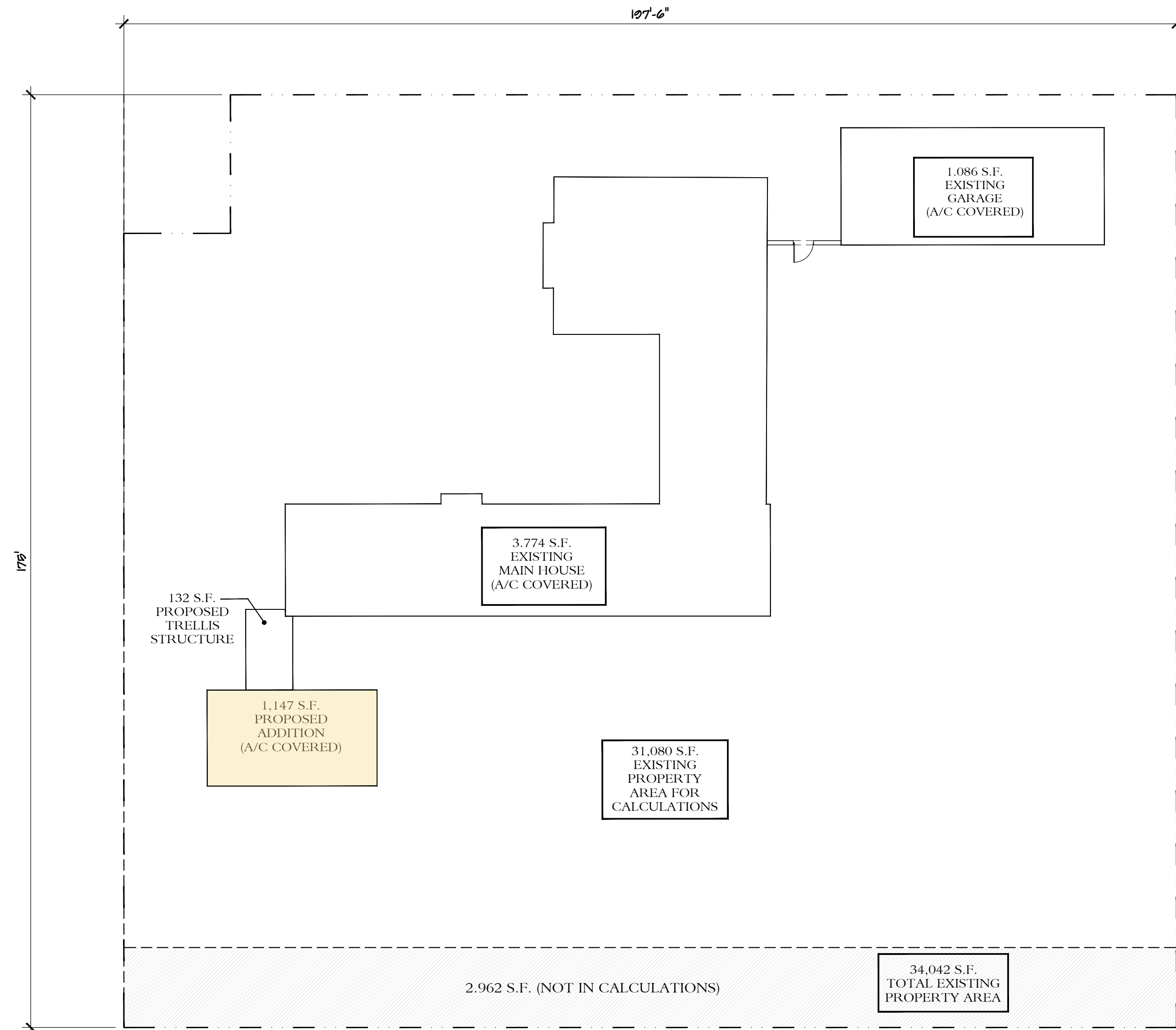
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PROPOSED ACC. STRUCTURE :  
235 BANYAN ROAD  
Palm Beach, FL 33480

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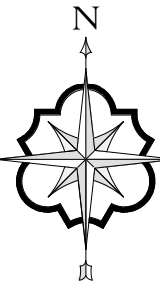


$$\frac{5,433 \text{ S.F. (LOT COVERAGE)}}{31,080 \text{ S.F. (SITE AREA)}} = 17.4\% \text{ LOT COVERAGE}$$

1

PREVIOUSLY PROPOSED ZONING DIAGRAM - LOT COVERAGE

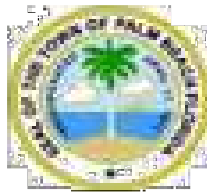
1/16" = 1'-0"



LOT INFORMATION	
PROPERTY ADDRESS:	
235 BANYAN ROAD PALM BEACH, 33480	
ZONING DATA:	
R-A ESTATE RESIDENTIAL DISTRICT	
FLOOD ZONE:	
THIS PROPERTY IS LOCATED IN FLOOD ZONE AE (EL. 6), ACCORDING TO F.I.R.M. (FLOOD INSURANCE RATE MAP) NO. 12099C0583F, DATED OCTOBER 5TH, 2017.	
SURVEY INFO:	
ALL SURVEY INFORMATION BASED ON SURVEY BY: WALLACE SURVEYING CORP. 8883 VILLAGE BOULEVARD WEST PALM BEACH, FLORIDA 33407 (561)-640-4551 CRAIG L. WALLACE FLORIDA CERTIFICATE #3357	
DATE OF FIELD SURVEY: 7.15.2022	
LEGAL DESCRIPTION:	
A PARCEL OF LAND LOCATED IN SECTION 26, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA	

SQUARE FOOT DATA			
LOT AREA (ENTIRE PROPERTY): 34,042 S.F.			
LOT AREA FOR CALCULATIONS: 31,080 S.F.			
LOT COVERAGE:			
ALLOWABLE:	25%		7,770 S.F.
EXISTING:	15.6%	MAIN HOUSE	3,774 S.F.
		GARAGE	1,086 S.F.
		TOTAL	4,860 S.F.
PROPOSED:	17.4%	ADDITION	5,433 S.F.
SQUARE FOOTAGE BREAKDOWN:			
AIR CONDITIONED SPACE			
MAIN HOUSE	EXISTING GROUND FLOOR		4,801 S.F.
	EXISTING 2nd FLOOR		3,946 S.F.
	EXISTING 3rd FLOOR		437 S.F.
GARAGE:	EXISTING GROUND FLOOR		1,082 S.F.
	EXISTING 2nd FLOOR		1,082 S.F.
PROPOSED ACCESSORY STRUCTURE:	PROPOSED GROUND FLOOR		573.5 S.F.
	PROPOSED 2nd FLOOR		573.5 S.F.
	TOTAL		12,405 S.F.

ZONING TABULATION			
ZONING DISTRICT	R-A ESTATE RESIDENTIAL		
ZONING ITEM	REQUIRED/ALLOWED	EXISTING	PROPOSED
LOT AREA	20,000 S.F.	31,080 S.F.	NO CHANGE
LOT WIDTH	125'	197'-6"	NO CHANGE
LOT DEPTH	150'	178'	NO CHANGE
FRONT YARD SETBACK (S)	35'	62'-2"	30'-3 3/4"
SIDE YARD SETBACK (E)	15'	13'-6 1/2"	NO CHANGE
SIDE YARD SETBACK (W)	15'	30'-0"	15'-7 1/2"
REAR YARD SETBACK (N)	15'	6'-2"	NO CHANGE
MAX. BUILDING HEIGHT	25'-0"	34'-8"	NO CHANGE
MAX. OVERALL HEIGHT	35'-0"	38'-11"	NO CHANGE
MAX. LOT COVERAGE	25%	15.6%	17.4%



Town of Palm Beach  
Planning Zoning and Building  
360 S County Rd  
Palm Beach, FL 33480  
www.townofpalmbeach.com

Line #	Zoning Legend			
1	Property Address:	235 BANYAN ROAD		
2	Zoning District:	R-A ESTATE RESIDENTIAL DISTRICT		
3	Structure Type:	SINGLE FAMILY RESIDENCE		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	20,000 S.F.	31,080 S.F.	NO CHANGE
6	Lot Depth	150'	175'	NO CHANGE
7	Lot Width	125'	197'-6"	NO CHANGE
8	Lot Coverage (Sq Ft and %)	7,770 S.F. (25%)	4,860 S.F. (15.6%)	5,433 S.F.(17.4%)
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl, Accessory Structures, etc)	N/A	11,348 S.F.	11,590 S.F.
10	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
11	*Front Yard Setback (FL)	45' (SOUTH)	62'-2"	30'-3 3/4"
12	* Side Yard Setback (1st Story) (FL)	15' (E) 15' (W)	13'-6 1/2" (E) 30'-0" (W)	13'-6 1/2" (E) 15'-7 1/2" (W)
13	* Side Yard Setback (2nd Story) (FL)	15' (E) 15' (W)	13'-6 1/2" (E) 30'-0" (W)	13'-6 1/2" (E) 15'-7 1/2" (W)
14	*Rear Yard Setback (FL)	15' (NORTH)	6'-2" (NORTH)	NO CHANGE
15	Angle of Vision (Deg.)	120°	81°	NO CHANGE
16	Building Height (FL)	25'-0"	34'-8 1/2"	NO CHANGE
17	Overall Building Height (FL)	35'-0"	38'-11 1/4"	NO CHANGE
18	Crown of Road (CDR) (NAVD)	N/A	2.08'	NO CHANGE
19	Max. Amount of Fill Added to Site (FL)	N/A	NO CHANGE	NO CHANGE
20	Finished Floor Elev. (FFE)(NAVD)	7.5'	7.61'	NO CHANGE
21	Zero Datum for point of meas. (NAVD)	7'	NO CHANGE	NO CHANGE
22	FEMA Flood Zone Designation	AE (EL-6)	NO CHANGE	NO CHANGE
23	Base Flood Elevation (BFE)(NAVD)	7.5'	NO CHANGE	NO CHANGE
24	Landscape Open Space (LOS) (Sq Ft and %)	NO CHANGE	NO CHANGE	NO CHANGE
25	Perimeter LOS (Sq Ft and %)	NO CHANGE	NO CHANGE	NO CHANGE
26	Front Yard LOS (Sq Ft and %)	NO CHANGE	NO CHANGE	NO CHANGE
27	**Native Plant Species %	Please refer to separate landscape legend.		

\* Indicate each yard area with cardinal direction (N,S,E,W)

If value is not applicable, enter N/A

\*\* Provide Native plant species calculation per category as required by Ord. 24-2021 on separate table

If value is not changing, enter N/C

REV BF 20220304



PATRICK RYAN  
O'CONNELL  
ARCHITECT

PATRICK RYAN O'CONNELL  
ARCHITECT, LLC.

400 ROYAL PALM WAY, SUITE 206  
PALM BEACH FL 33480  
FL LIC #: AA26003685  
WWW.PROARCHITECT.COM

tel (561)-331-2048

PROPOSED ACC.STRUCTURE :

235 BANYAN ROAD

Project #: 23-009  
Drawn by: PRO,AR

Date(s):

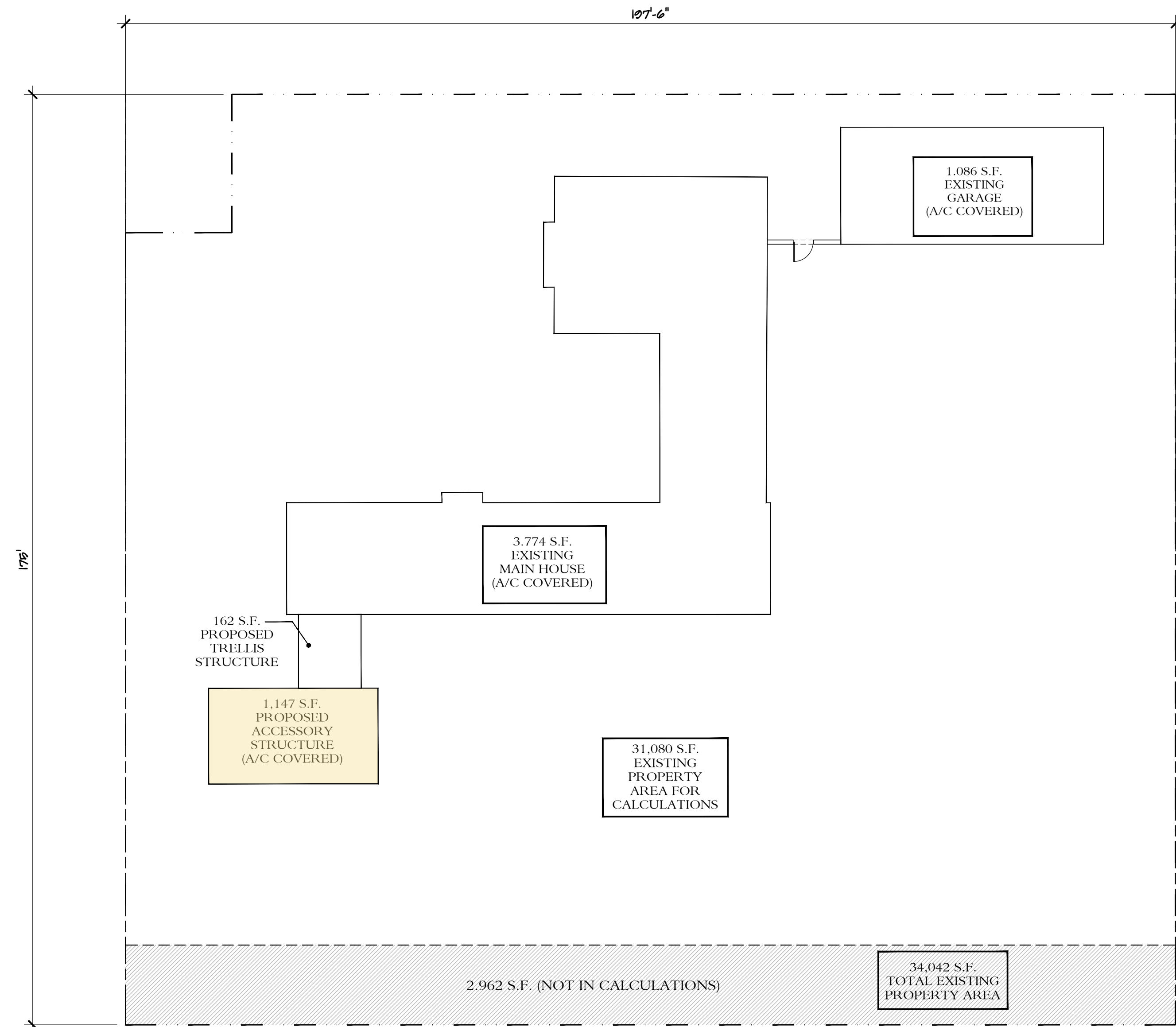
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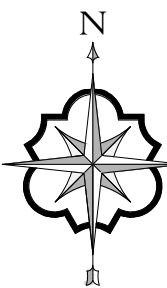
16





$$\frac{5,433 \text{ S.F. (LOT COVERAGE)}}{31,080 \text{ S.F. (SITE AREA)}} = 17.4\% \text{ LOT COVERAGE}$$

1 CURRENT PROPOSED ZONING DIAGRAM - LOT COVERAGE  
1/16" = 1'-0"



LOT INFORMATION	
PROPERTY ADDRESS: 235 BANYAN ROAD PALM BEACH, 33480	
ZONING DATA:  R-A ESTATE RESIDENTIAL DISTRICT	
FLOOD ZONE:  THIS PROPERTY IS LOCATED IN FLOOD ZONE AE (EL. 6), ACCORDING TO F.I.R.M. (FLOOD INSURANCE RATE MAP) NO. 12099C0583F, DATED OCTOBER 5TH, 2017.	
SURVEY INFO:  ALL SURVEY INFORMATION BASED ON SURVEY BY: WALLACE SURVEYING CORP. 8883 VILLAGE BOULEVARD WEST PALM BEACH, FLORIDA 33407 (561)-640-4551 CRAIG L. WALLACE FLORIDA CERTIFICATE #3357	
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		GARAGE	1,086 S.F.
		TOTAL	4,860 S.F.
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AIR CONDITIONED SPACE			
MAIN HOUSE	EXISTING GROUND FLOOR		4,801 S.F.
	EXISTING 2nd FLOOR		3,946 S.F.
	EXISTING 3rd FLOOR		437 S.F.
GARAGE:	EXISTING GROUND FLOOR		1,082 S.F.
	EXISTING 2nd FLOOR		1,082 S.F.
	PROPOSED ACCESSORY STRUCTURE:		
	PROPOSED GROUND FLOOR		573.5 S.F.
	PROPOSED 2nd FLOOR		573.5 S.F.
TOTAL			12,495 S.F.

ZONING TABULATION			
ZONING DISTRICT	R-A ESTATE RESIDENTIAL		
ZONING ITEM	REQUIRED/ALLOWED	EXISTING	PROPOSED
LOT AREA	20,000 S.F.	31,080 S.F.	NO CHANGE
LOT WIDTH	125'	197'-6"	NO CHANGE
LOT DEPTH	150'	175'	NO CHANGE
FRONT YARD SETBACK (S)	35'	62'-2"	30'-3 3/4"
SIDE YARD SETBACK (E)	15'	13'-6 1/2"	NO CHANGE
SIDE YARD SETBACK (W)	15'	30'-0"	15'-7 1/2"
REAR YARD SETBACK (N)	15'	6'-2"	NO CHANGE
MAX. BUILDING HEIGHT	25'-0"	34'-8"	NO CHANGE
MAX. OVERALL HEIGHT	35'-0"	38'-11"	NO CHANGE
MAX. LOT COVERAGE	25%	15.6%	17.4%



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Planning Zoning and Building  
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Zoning Legend			
Line #	Property Address:	235 BANYAN ROAD	
1	Zoning District:	R-A ESTATE RESIDENTIAL DISTRICT	
2	Structure Type:	SINGLE FAMILY RESIDENCE	
3		Required/Allowed	Existing
4		Proposed	
5	Lot Size (sq ft)	20,000 S.F.	31,080 S.F.
6	Lot Depth	150'	175'
7	Lot Width	125'	197'-6"
8	Lot Coverage (Sq Ft and %)	7,770 S.F. (25%)	4,860 S.F. (15.6%)
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl, Accessory Structures, etc)	N/A	11,348 S.F.
10	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A
11	*Front Yard Setback (Ft.)	45' (SOUTH)	62'-2"
12	*Side Yard Setback (1st Story) (Ft.)	15' (E) 15' (W)	13'-6 1/2" (E) 30'-0" (W)
13	*Side Yard Setback (2nd Story) (Ft.)	15' (E) 15' (W)	13'-6 1/2" (E) 30'-0" (W)
14	*Rear Yard Setback (Ft.)	15' (NORTH)	6'-2" (NORTH)
15	Angle of Vision (Deg.)	120°	81°
16	Building Height (Ft.)	25'-0"	34'-8 1/2"
17	Overall Building Height (Ft.)	35'-0"	38'-11 1/4"
18	Crown of Road (COR) (NAVD)	N/A	2.08'
19	Max. Amount of Fill Added to Site (Ft.)	N/A	NO CHANGE
20	Finished Floor Elev. (FFE)(NAVD)	7.5'	7.61'
21	Zero Datum for point of meas. (NAVD)	7'	NO CHANGE
22	FEMA Flood Zone Designation	AE (EL-6)	NO CHANGE
23	Base Flood Elevation (BFE)(NAVD)	7.5'	NO CHANGE
24	Landscape Open Space (LOS) (Sq Ft and %)	NO CHANGE	NO CHANGE
25	Perimeter LOS (Sq Ft and %)	NO CHANGE	NO CHANGE
26	Front Yard LOS (Sq Ft and %)	NO CHANGE	NO CHANGE
27	**Native Plant Species %	Please refer to separate landscape legend.	

\* Indicate each yard area with cardinal direction (N,S,E,W)

If value is not applicable, enter N/A

\*\* Provide Native plant species calculation per category as required by Ord. 24-2021 on separate table

If value is not changing, enter N/C

REV BF 20220304



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tel (561)-331-2048

PROPOSED ADDITION :

235 BANYAN ROAD

Palm Beach, FL 33480

Project #: 23-009  
Drawn by: PRO,AR  
Date(s):

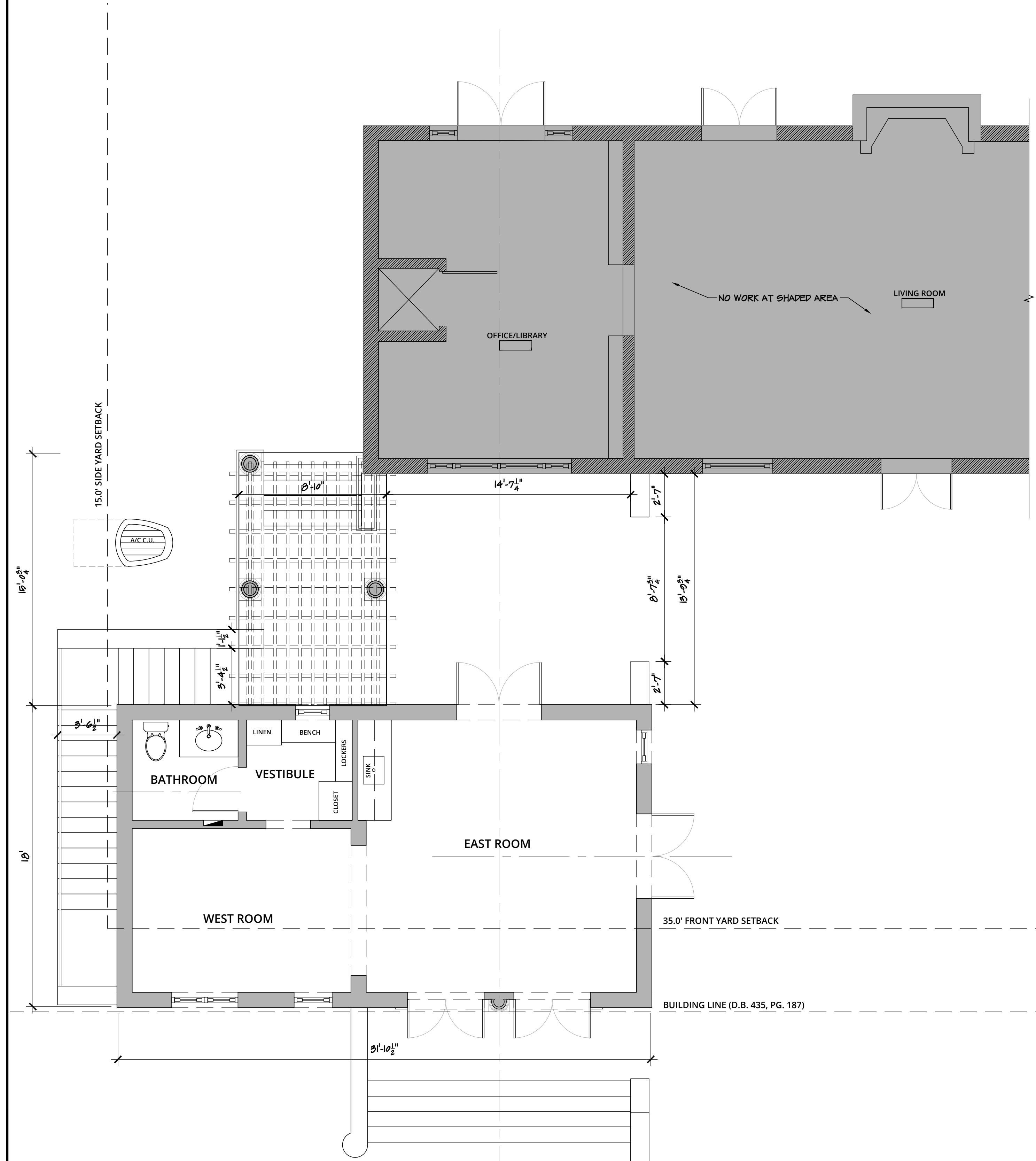
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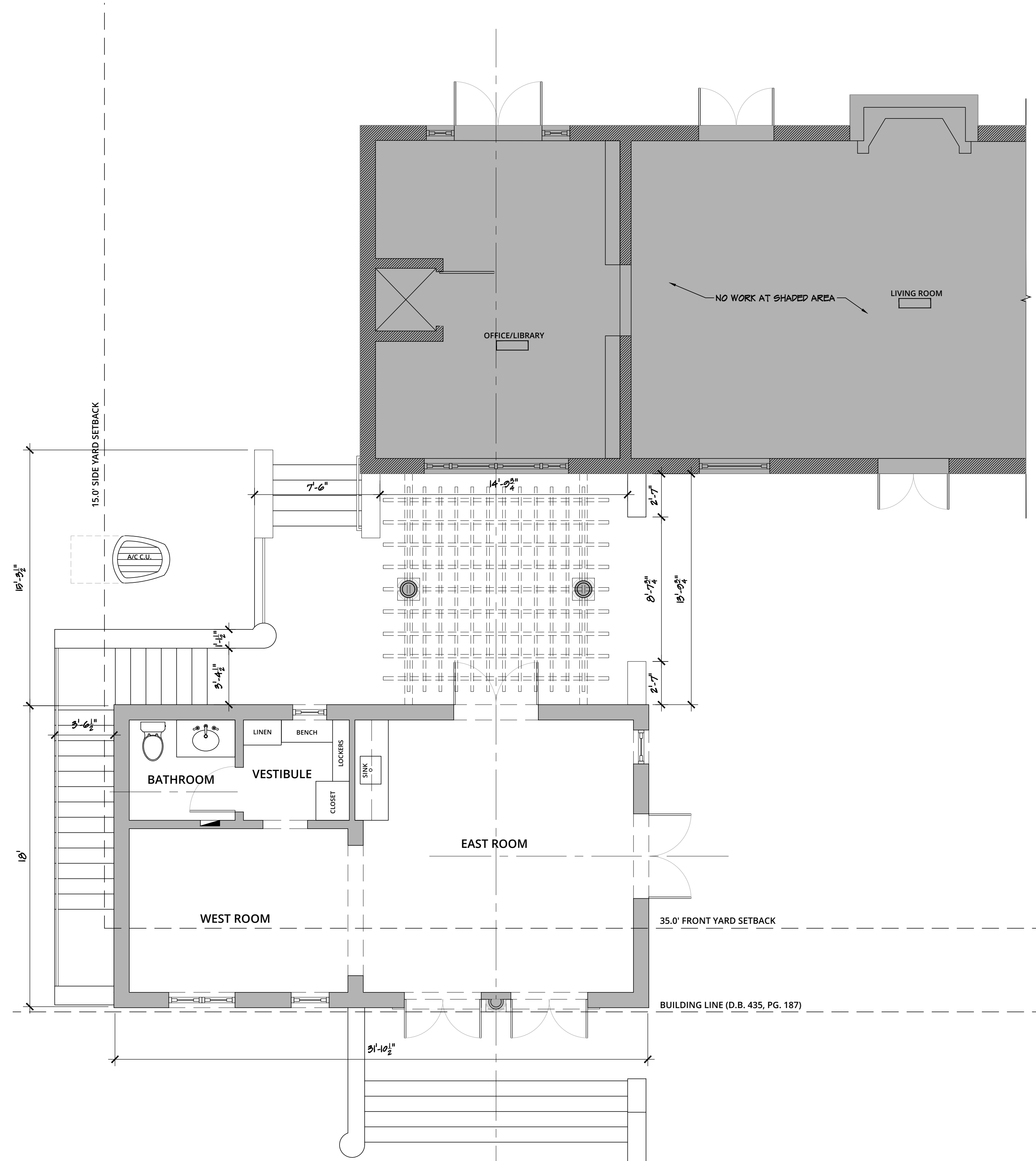
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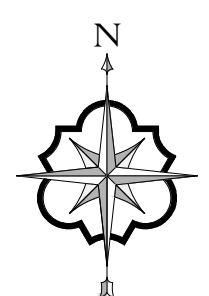




1 PREVIOUSLY PROPOSED ADDITION MAIN FLOOR PLAN  
1/4" = 1'-0"



2 CURRENTLY PROPOSED ADDITION MAIN FLOOR PLAN  
1/4" = 1'-0"



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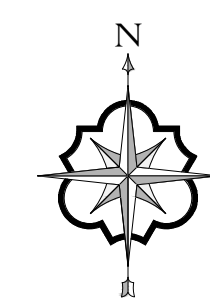
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PREVIOUSLY PROPOSED ADDITION SECOND FLOOR PLAN  
1/4" = 1'-0"



2

CURRENTLY PROPOSED ADDITION SECOND FLOOR PLAN  
1/4" = 1'-0"



  
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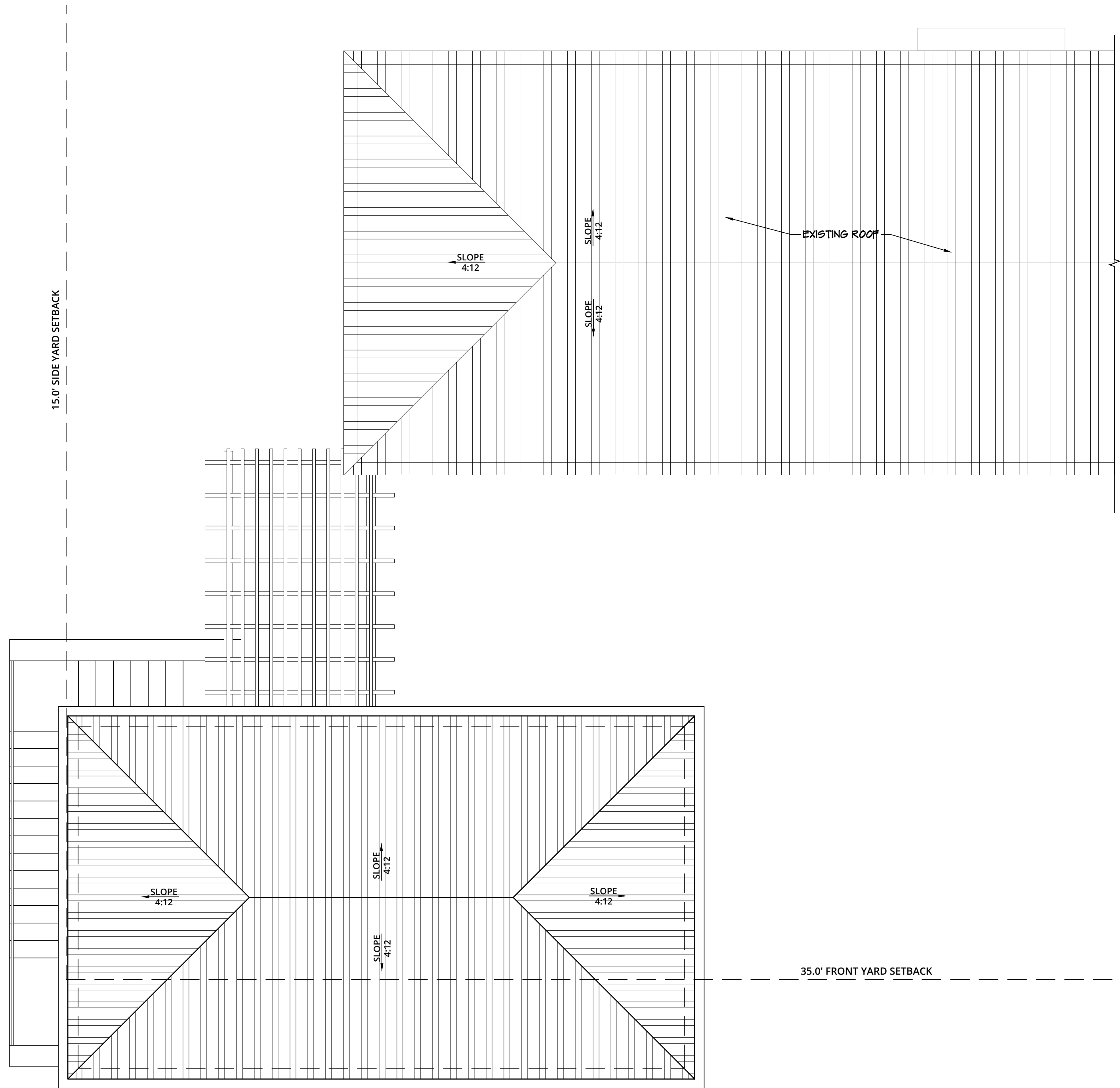
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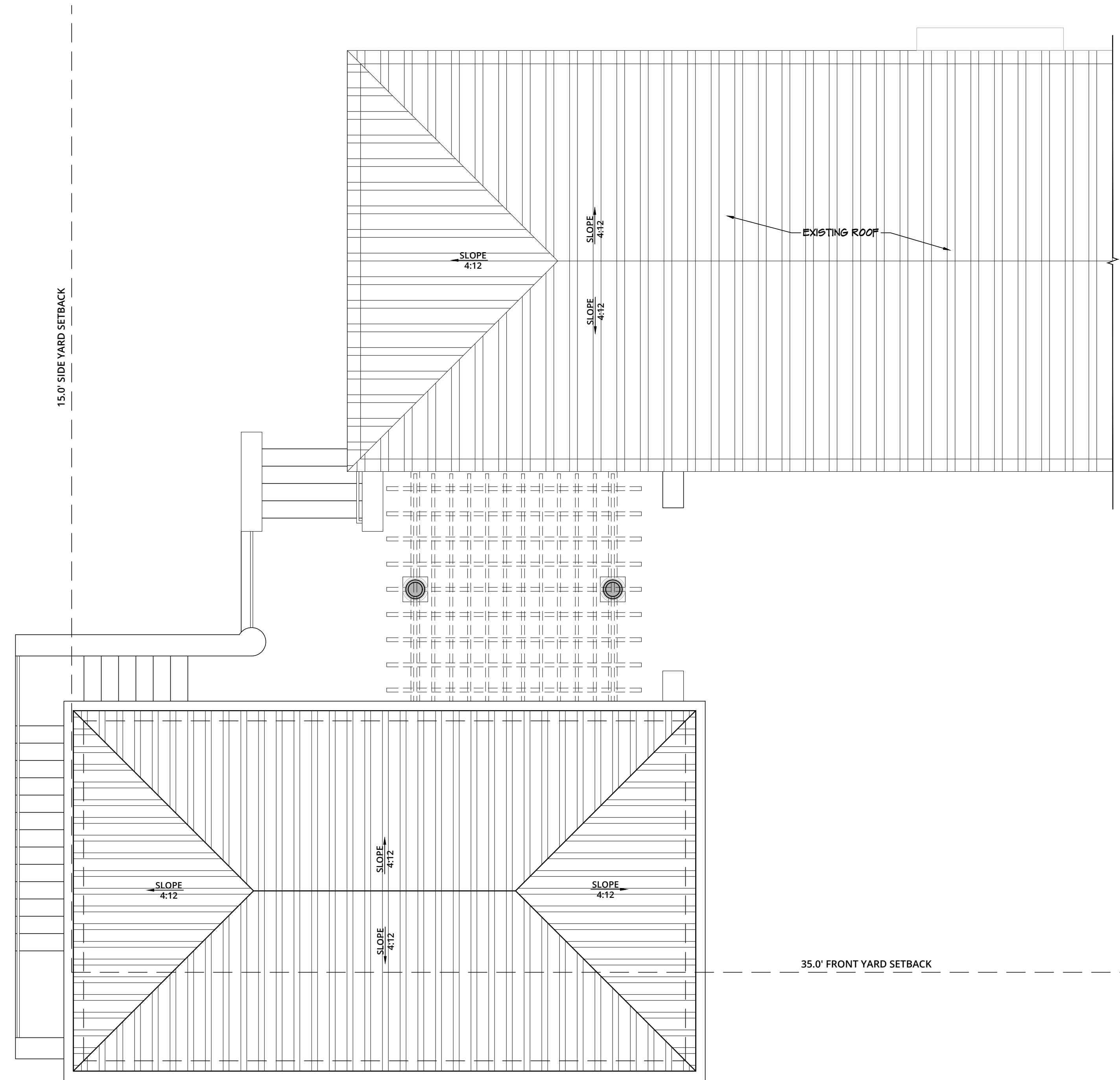
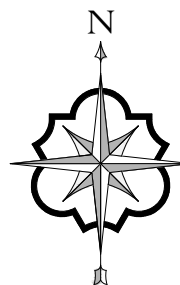
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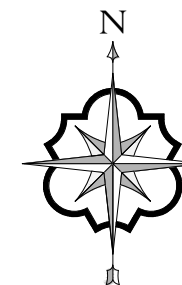




1 PREVIOUSLY PROPOSED ROOF PLAN  
1/4" = 1'-0"



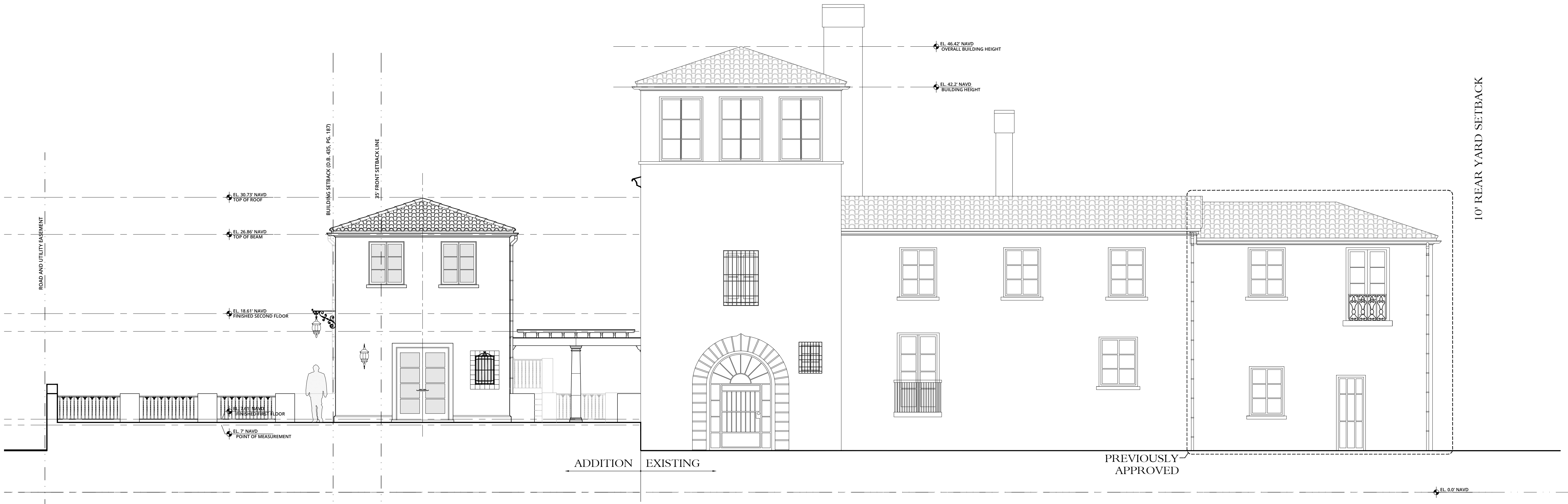
2 CURRENTLY PROPOSED ROOF PLAN  
1/4" = 1'-0"







1 PREVIOUSLY PROPOSED EAST OVERALL ELEVATION  
3/16" = 1'-0"



2 CURRENTLY PROPOSED EAST OVERALL ELEVATION  
3/16" = 1'-0"



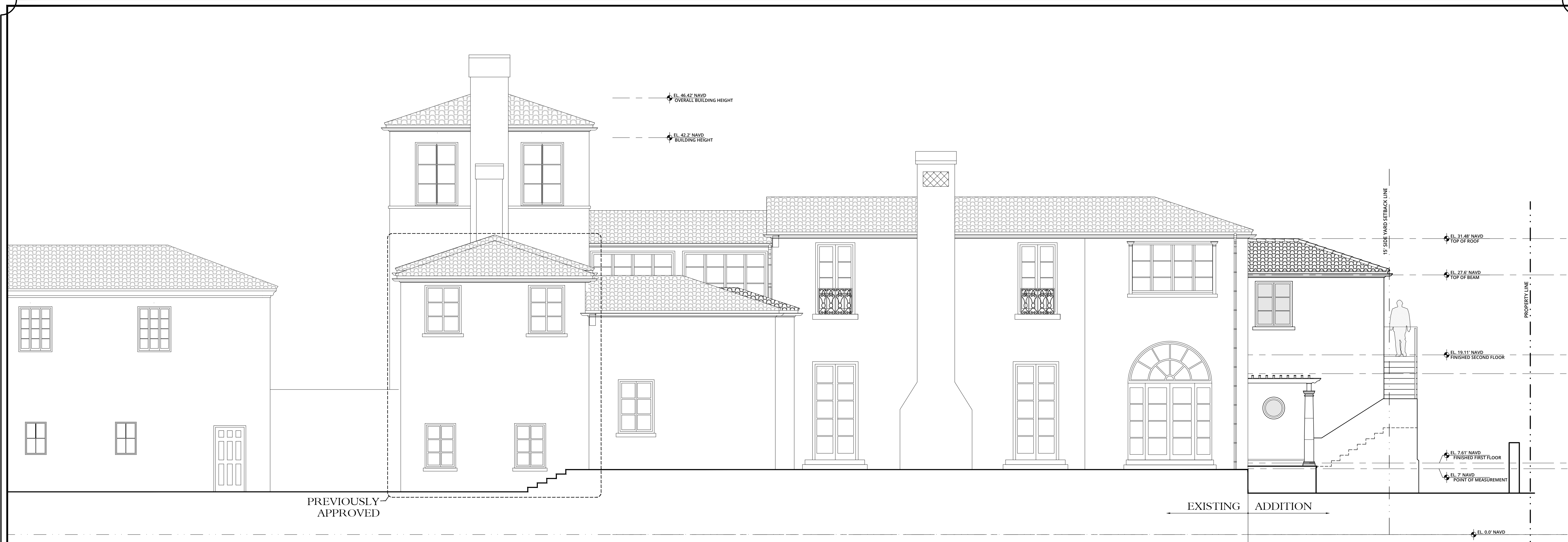
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Palm Beach, FL 33480

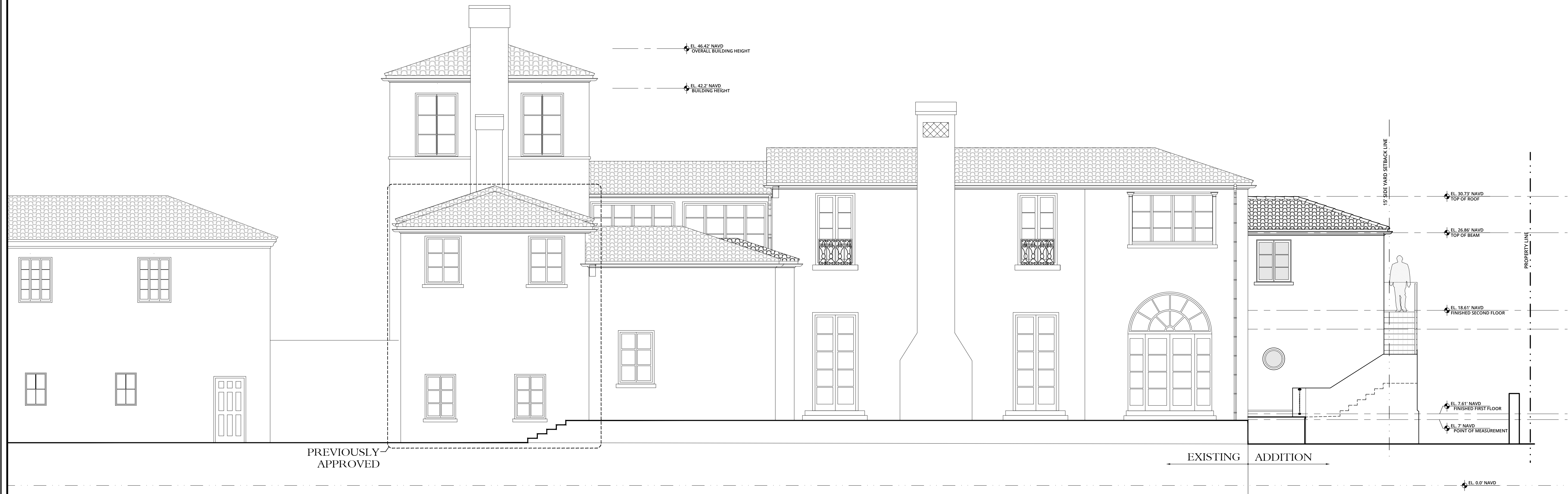
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1 PREVIOUSLY PROPOSED NORTH OVERALL ELEVATION  
3/16" = 1'-0"



2 CURRENTLY PROPOSED NORTH OVERALL ELEVATION  
3/16" = 1'-0"

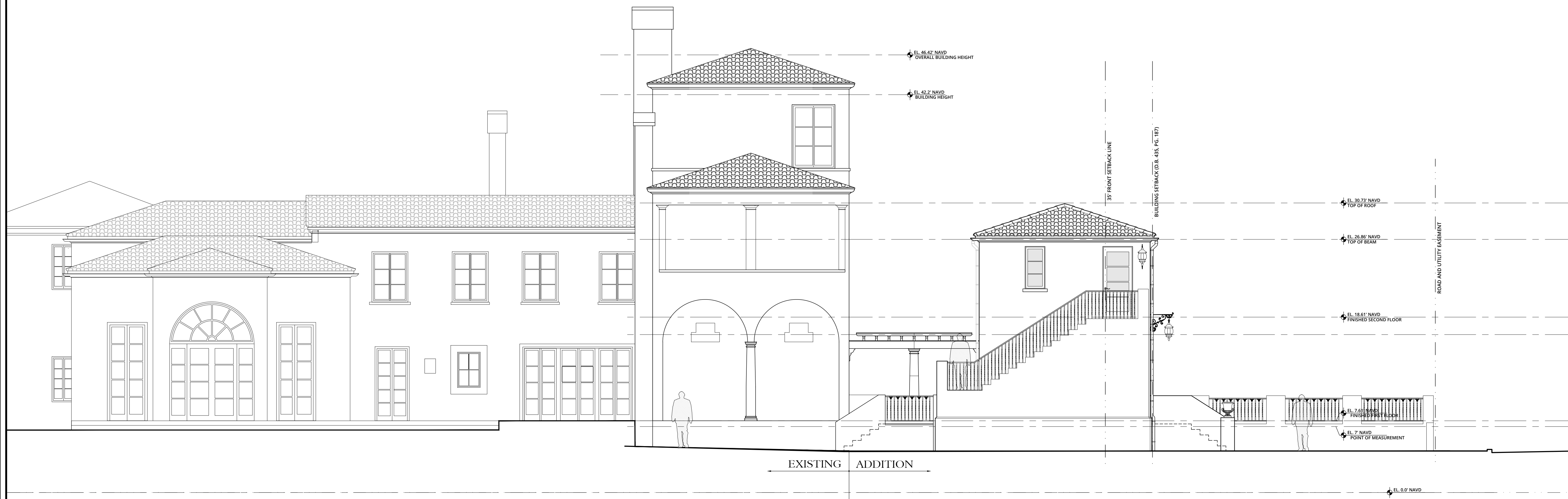
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1 PREVIOUSLY PROPOSED WEST OVERALL ELEVATION  
3/16" = 1'-0"



2 CURRENTLY PROPOSED WEST OVERALL ELEVATION  
3/16" = 1'-0"



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22





1

EXISTING SOUTH OVERALL ELEVATION

3/16" = 1'-0"



2

PROPOSED SOUTH OVERALL ELEVATION

3/16" = 1'-0"



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PROPOSED ACC. STRUCTURE :

235 BANYAN ROAD

Palm Beach, FL 33480

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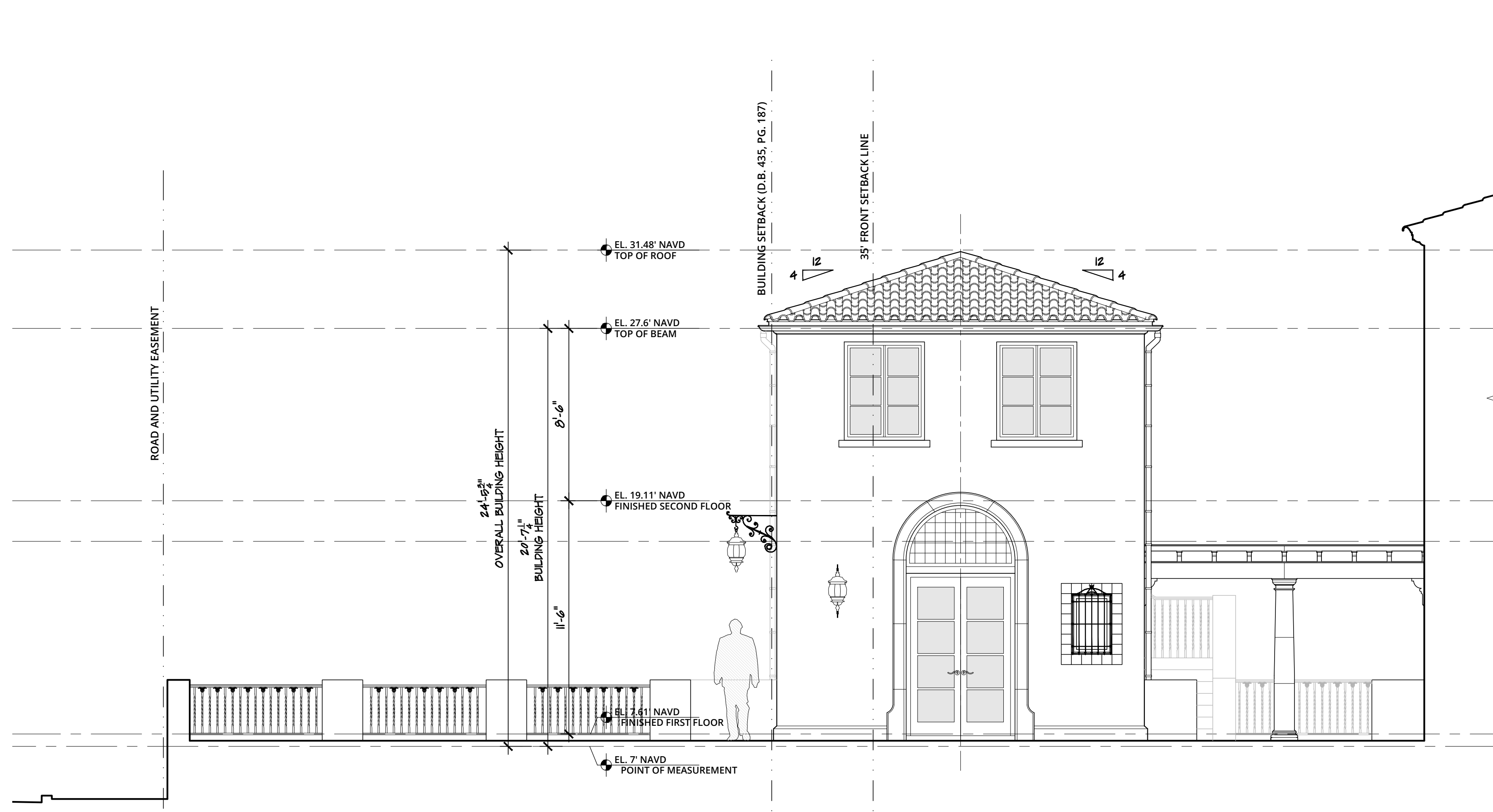
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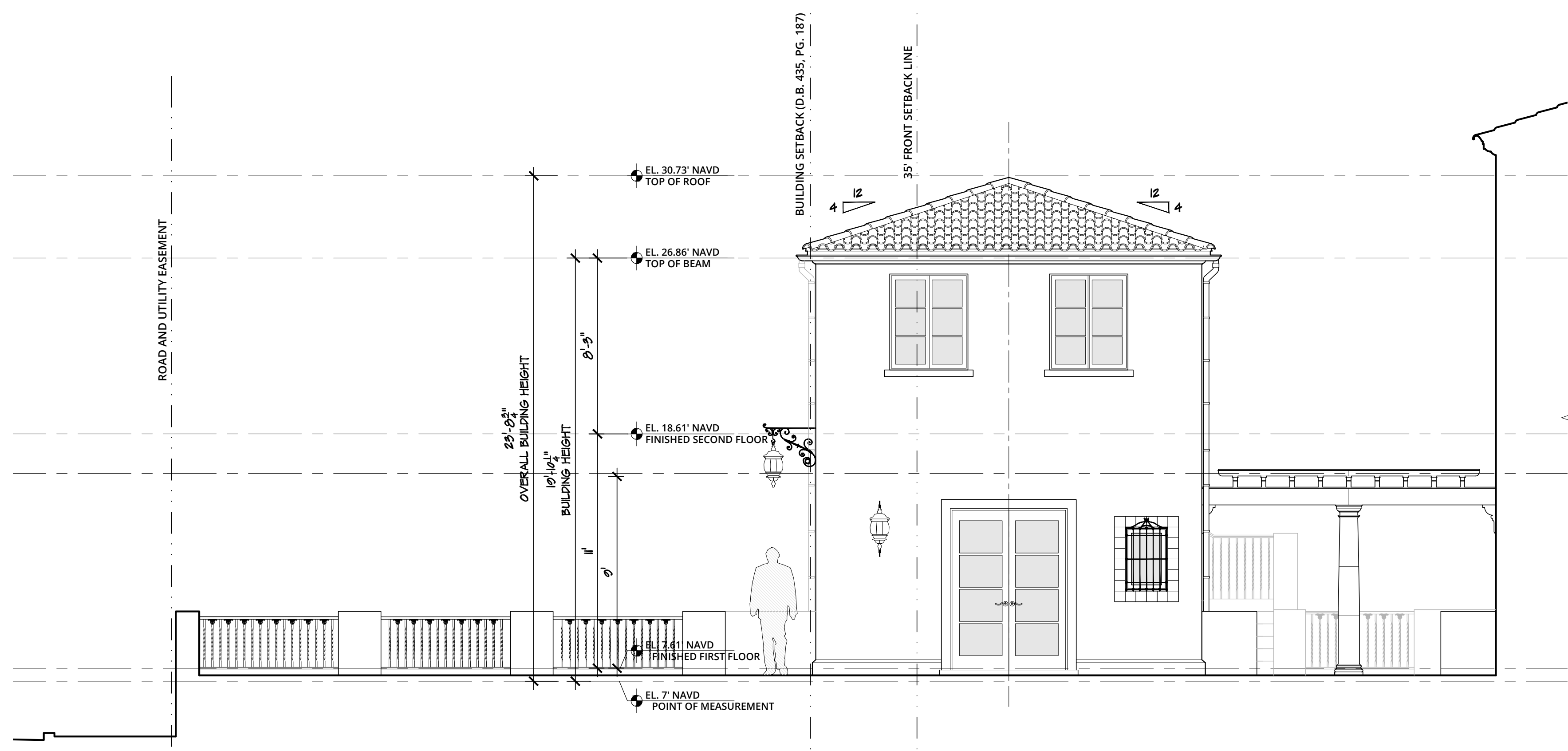
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23





1 PREVIOUSLY PROPOSED EAST ELEVATION  
1/4" = 1'-0"



2 CURRENTLY PROPOSED EAST ELEVATION  
1/4" = 1'-0"



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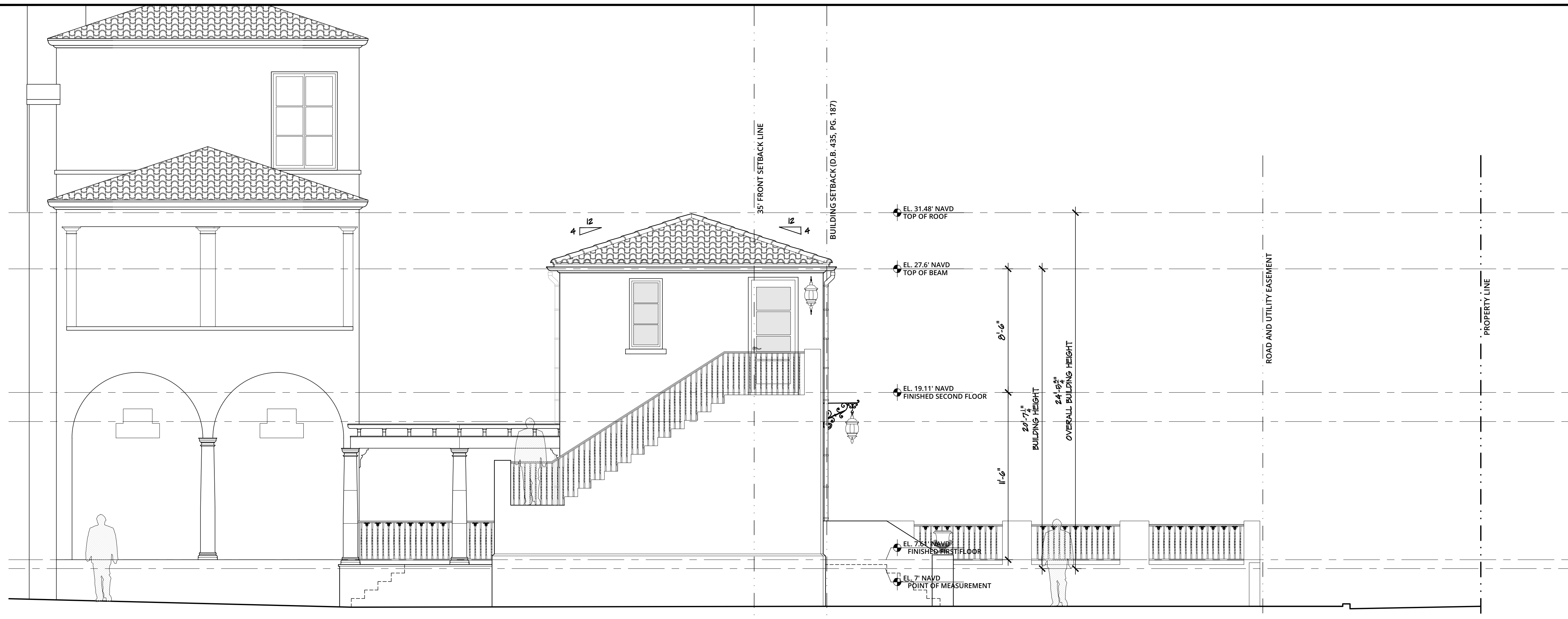
1 PREVIOUSLY PROPOSED SOUTH ELEVATION  
1/4" = 1'-0"



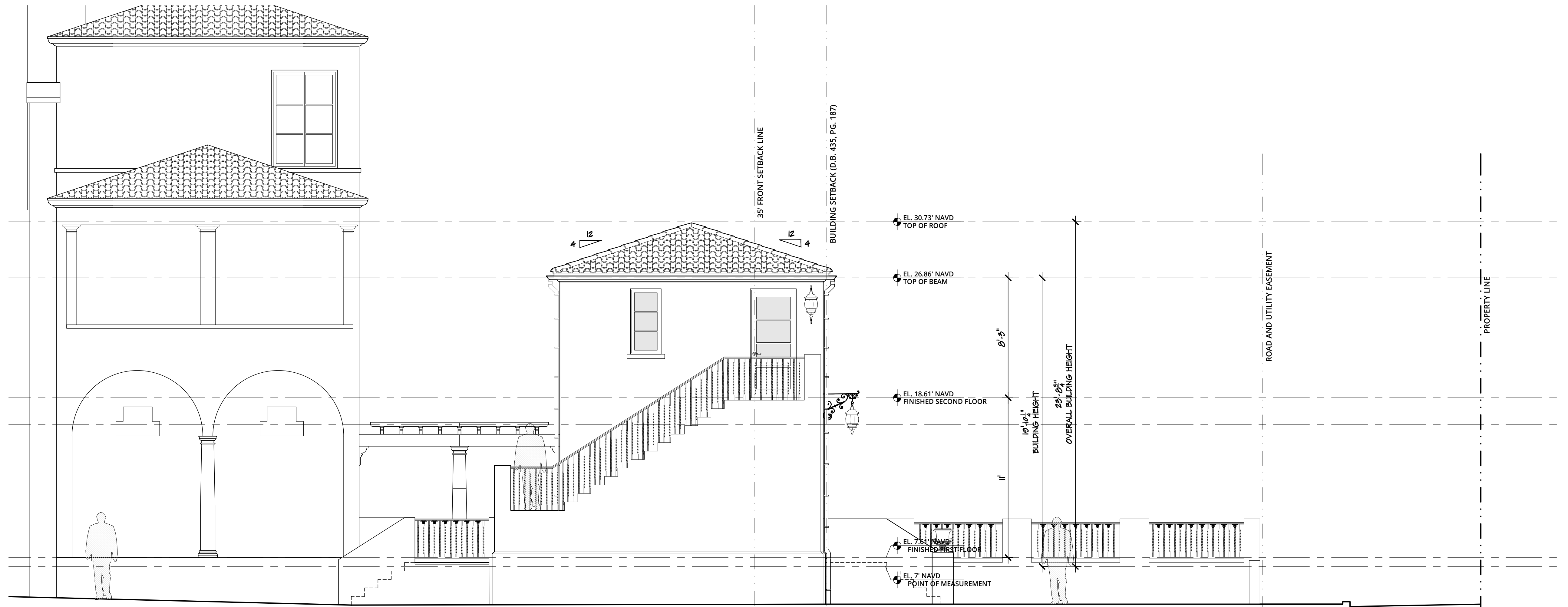
2 CURRENTLY PROPOSED SOUTH ELEVATION  
1/4" = 1'-0"

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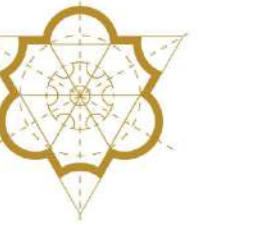




1 PREVIOUSLY PROPOSED WEST ELEVATION  
1/4" = 1'-0"



2 CURRENTLY PROPOSED WEST ELEVATION  
1/4" = 1'-0"



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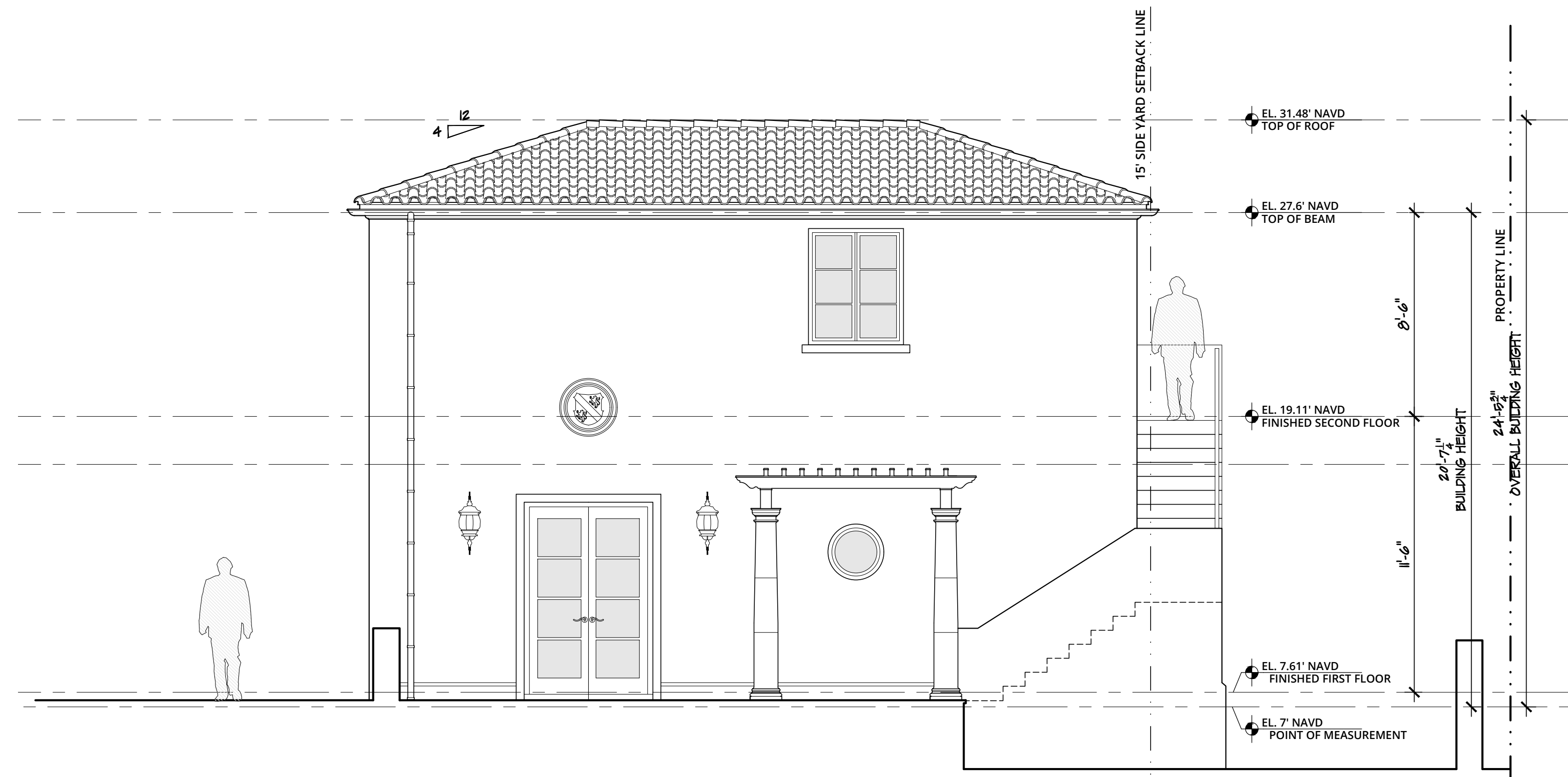
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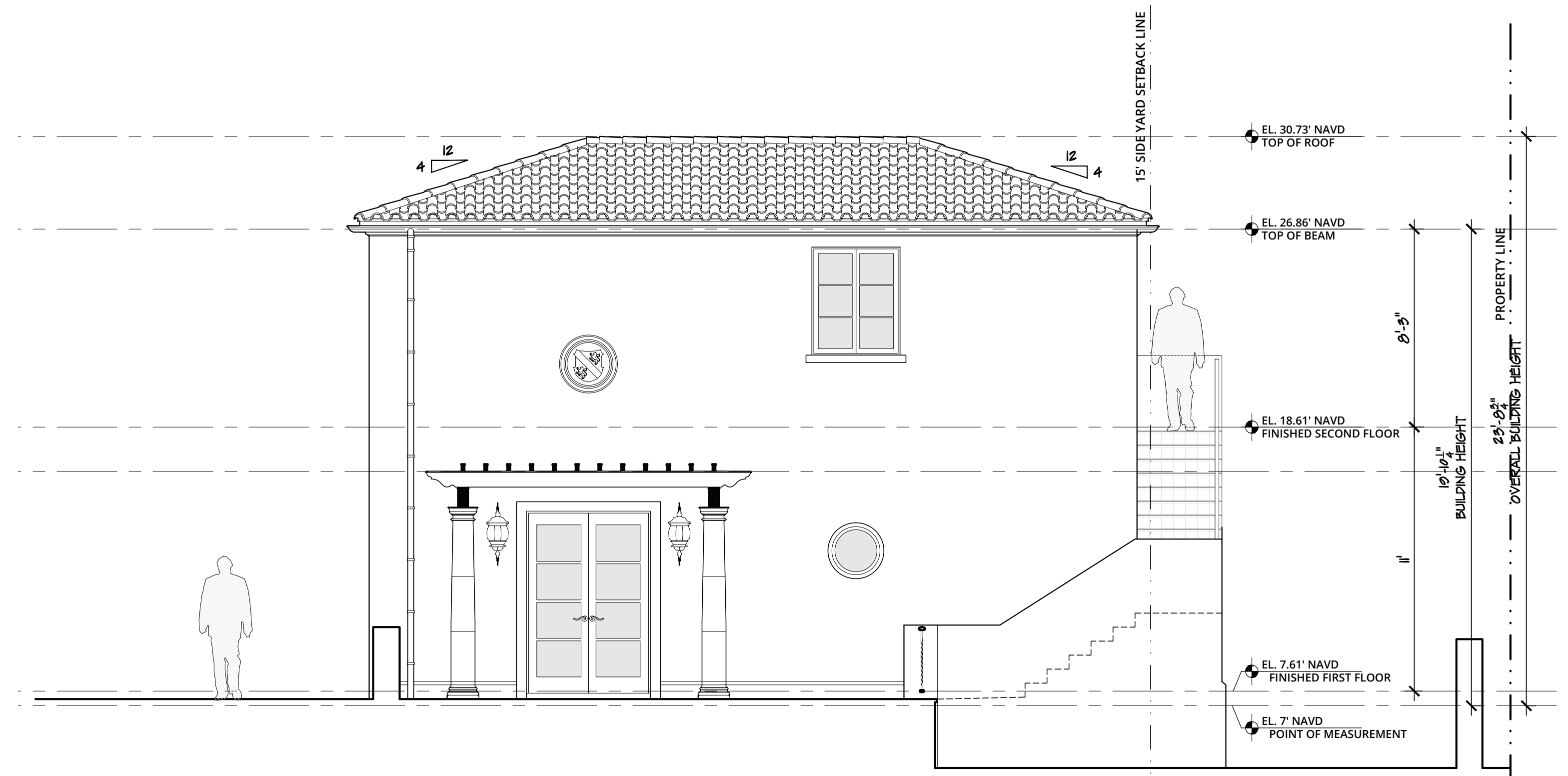
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24B





1 PREVIOUSLY PROPOSED NORTH ELEVATION  
1/4" = 1'-0"



2 CURRENTLY PROPOSED NORTH ELEVATION  
1/4" = 1'-0"



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24C





EXTERIOR STUCCO & COLOR

- STUCCO TO MATCH EXISTING TEXTURE AND COLOR.



ROOF TILE

- BARREL TILE ROOF: MATCH EXISTING MATERIAL, STYLE, COLOR AND INSTALLATION DETAILS.



LIMESTONE

- EXTERIOR COLUMN



EXTERIOR LIGHT FIXTURE

- TO MATCH EXISTING STYLE, COLOR AND MATERIAL



WINDOW RAILING

- TO MATCH EXISTING STYLE, COLOR AND MATERIAL



WINDOWS

- WHITE ALUMINUM CASEMENT WINDOWS TO MATCH EXISTING STYLE, COLOR AND DETAILS



FRENCH DOORS

- WHITE ALUMINUM FRENCH DOORS TO MATCH EXISTING STYLE, COLOR AND DETAILS



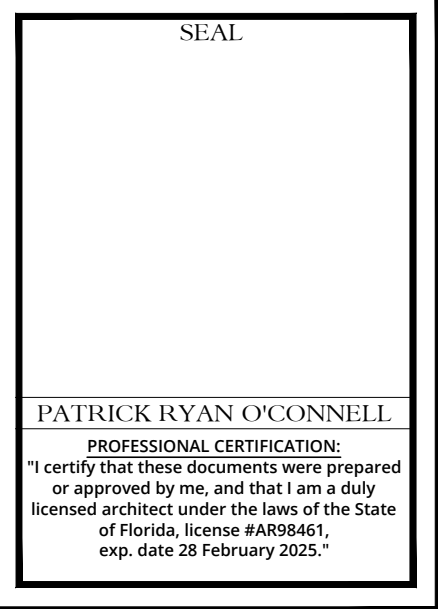
PROPOSED BUILDING MATERIALS AND DETAILS



PATRICK RYAN O'CONNELL  
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GUTTERS AND DOWNSPOUTS

- COPPER GUTTERS AND DOWNSPOUTS TO MATCH EXISTING RESIDENCE
- COPPER FLASHINGS



STAIR RISERS

- HAND PAINTED TILE: SIMILAR IN STYLE AND COLOR TO MATCH THE EXISTING TILE ON PROPERTY



PROPOSED BUILDING MATERIALS AND DETAILS



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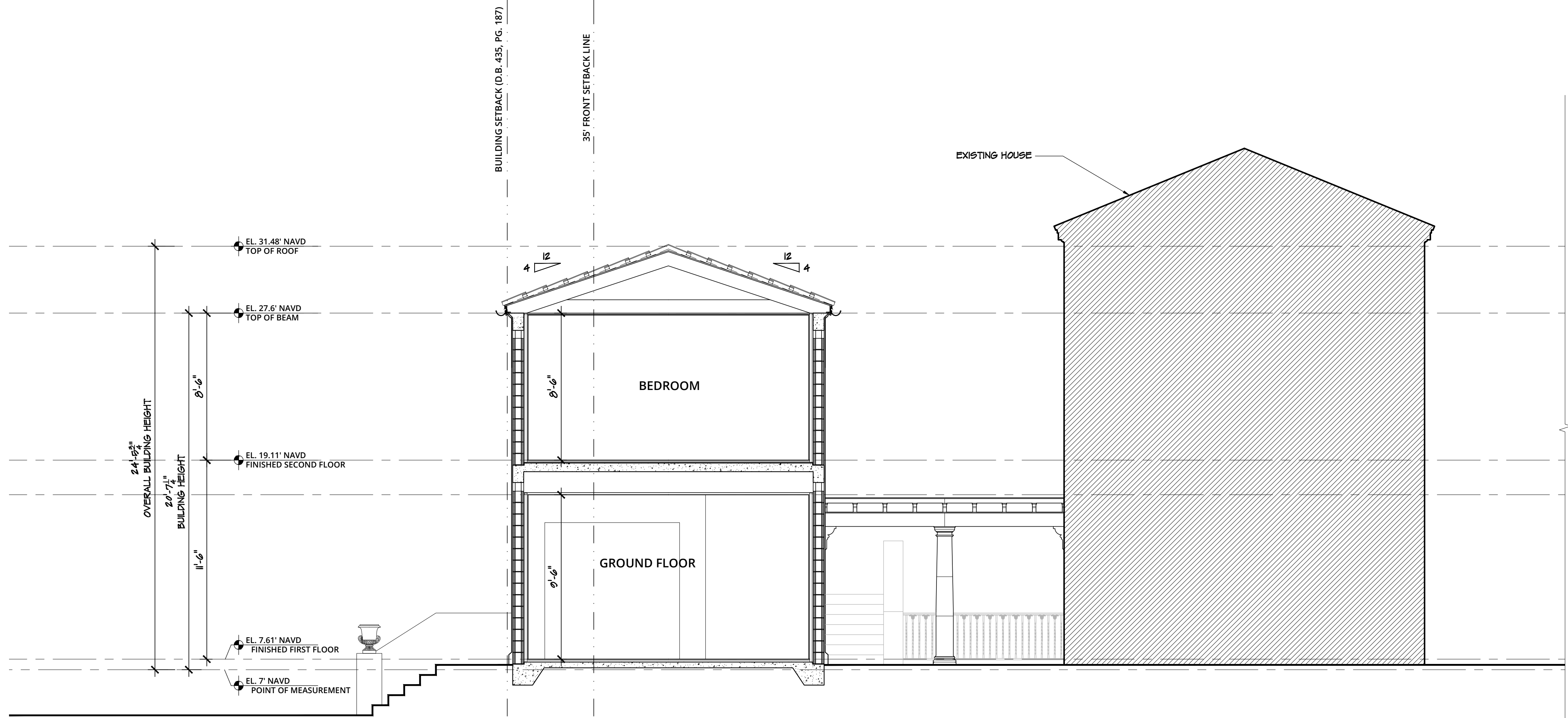
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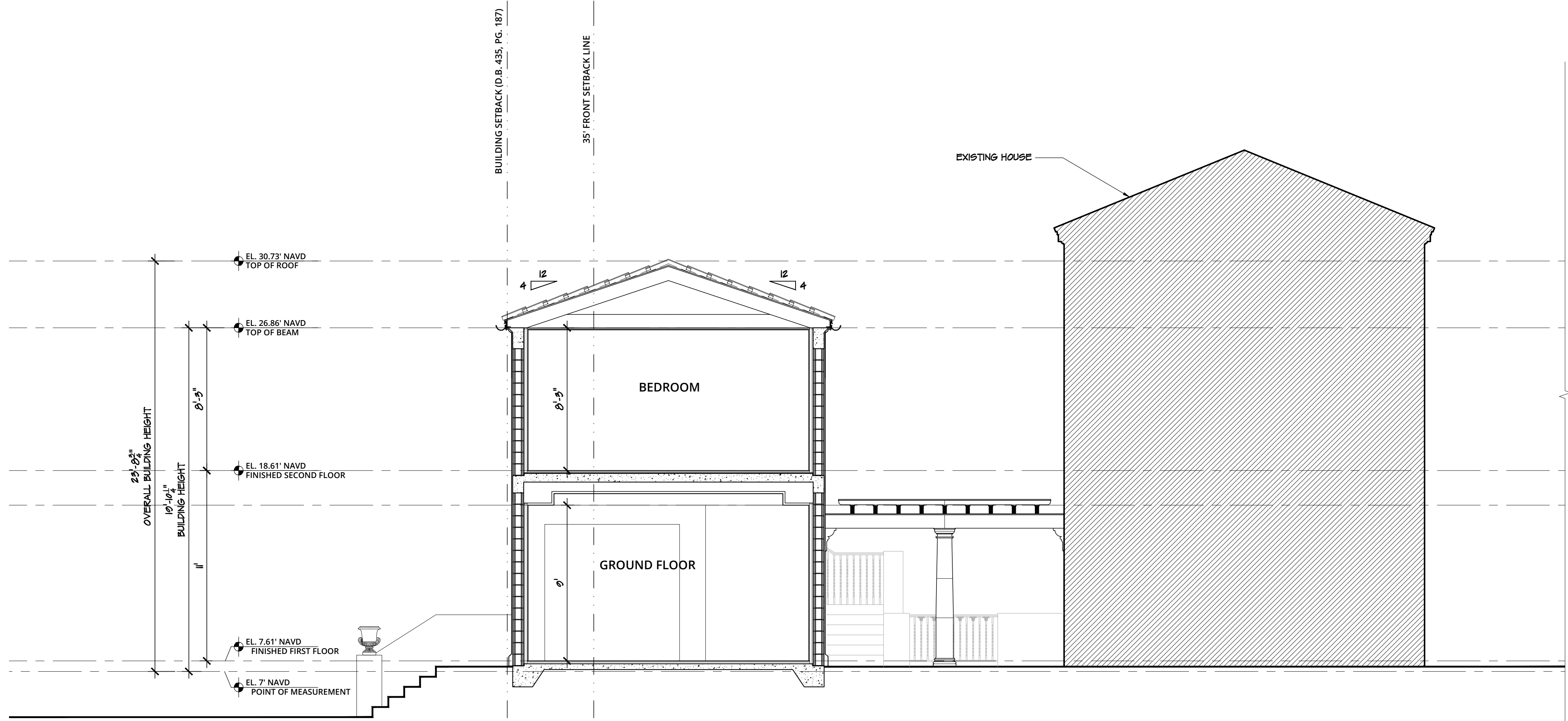


24E





1 PREVIOUSLY PROPOSED BUILDING SECTION  
1/4" = 1'-0"



2 CURRENTLY PROPOSED BUILDING SECTION  
1/4" = 1'-0"



1 EXISTING SOUTH ELEVATION - MAIN HOUSE  
1/4" = 1'-0"

2 CURRENTLY PROPOSED SOUTH ELEVATION/SECTION - MAIN HOUSE  
1/4" = 1'-0"



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